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Ref: A48457LUM94 Price: 499 999 EUR

agency fees to be paid by the seller

Chennevières-sur-Marne – 186 sqm Renovated Family Home with Indoor Pool and Outbuildings – 600 sqm Land















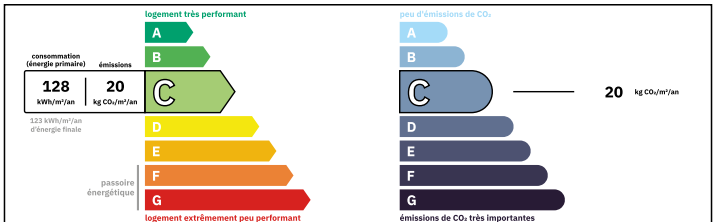
INFORMATION

Town:	Chennevières-sur-Marne
Department:	Val-de-Marne
Bed:	3
Bath:	2
Floor:	240 m2
Plot Size:	600 m2

IN BRIEF

Located in the residential Paris-Chennevières Fort – Mon Idée neighbourhood, this house, renovated in 2016, is arranged over three levels and sits on a 600 m² plot. It includes a living room, kitchen, principal bedroom suite, two upstairs bedrooms and additional rooms on the garden level. A heated indoor swimming pool, integrated double garage and separate outdoor storage building complete the property. The possibility of creating a fourth bedroom on the ground floor would need to be assessed.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1400 € et 1930€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**2850 EUR**

NOTES

DESCRIPTION

Located in the Paris-Chennevières Fort – Mon Idée neighbourhood of Chennevières-sur-Marne, this house was built before 1948 and renovated in 2016. Arranged over three levels, it offers 186.75 m² of living space on a 600 m² plot. It also has 101.46 m² of additional space, including an indoor swimming-pool room, an integrated garage and a separate outdoor storage building.

Floor areas

Ground floorLiving room: 46.68 m²Kitchen: 15.77 m²Bedroom: 12.95 m²Dressing room: 5.55 m²Bathroom: 9.58 m²WC: 1.25 m²Landings: 4.09 m² and 1.84 m²

First floorBedroom 2: 11.54 m²Bedroom 3: 11.77 m²Shower room with WC: 3.59 m²Attic: 14.77 m²

Garden levelRelaxation room: 37.38 m²Utility room: 10.16 m²Boiler room: 11.13 m²Shower room: 3.47 m²Access to the indoor swimming-pool room

Additional areasIndoor swimming-pool room: 26.84 m²Integrated garage: 29.59 m²Separate outdoor storage building: 45.03 m²Total area not included in the living area: 101.46 m²Living area: 186.75 m²Plot: 600 m²

Service charges: none statedProperty tax: €2,850

On the ground floor, the spacious 46.68 m² living room opens onto the kitchen. This level also features a bedroom with dressing room, a bathroom and a WC, forming a principal suite. The layout may allow for a fourth bedroom on this floor, subject to a feasibility assessment.

The first floor comprises two bedrooms, a shower room with WC and an attic. On the garden level, a relaxation room, utility room, boiler room and shower room provide additional space. This level also gives access to the heated indoor swimming-pool room, which is integrated into the main building. The double garage, accessible from...

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