



94100 PARIS, SAINT-MAUR, BEAUTIFUL FAMILY HOME, 7 BEDROOMS AND SEPARATE STUDIO  
288M<sup>2</sup>, GARDEN ON PLOT OF 470M<sup>2</sup>

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94100 PARIS, SAINT-MAUR,  
BEAUTIFUL FAMILY HOME,  
7 BEDROOMS AND  
SEPARATE STUDIO 288M<sup>2</sup>,  
GARDEN ON PLO...



PROPERTY FACT FILE	
REFERENCE	A41632EMB94
PRICE	€ 1,045,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (1 000 000 EUR hors honoraires)</small>
BEDROOM	7
BATHROOM	5
ACCOMMODATION	267 m <sup>2</sup>
LAND	470 m <sup>2</sup>
TOWN	Saint-Maur-des-Fossés
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	Habitable, Good condition
FEATURES	Private parking, Detached, Open fireplace
<small>*Price based on current exchange rate which is subject to change</small>	



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- Spacious bright detached family home/ house
- Terrace onto garden with trees, not overlooked
- Sunny South/east-facing garden, private parking
- RER, future line 15, 30 mins from Paris by bike
- 5 minutes from some of the top schools in the town

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Paris, Saint-Maur-des-Fosses, 94, detached 7 bedroom family home with area of 288m<sup>2</sup> on 470m<sup>2</sup> of land. EPC: D. 360° view & floor plan. The 'des Bagaudes' neighbourhood a 12 minute walk from the Historic part of town , close to Paris and Parc de Vincennes. A rare chance to settle in a peaceful, up and coming and overall safe

## DESCRIPTION

DPE:

Energy performance 245D/48D-->Final energy 225 D

Essential work to achieve C-rating Estimated cost: £42,800 to £64,200

Additional work to consider-->Estimated cost: £50,600 to £75,900

Surface area details:

- House (8 rooms - T8 - 6/7 bedrooms) = 267 m<sup>2</sup>

--> Ground floor: • Entrance hall 5.89 m<sup>2</sup>; Kitchen 12.64 m<sup>2</sup>; Living room 43.72 m<sup>2</sup>; WC1 3.16 m<sup>2</sup>

--> 1st floor: Landing 10.81 m<sup>2</sup>, 3 bedrooms 14.28 m<sup>2</sup>, 14.53 m<sup>2</sup> & 14.34 m<sup>2</sup>; Bathroom + WC1 6.24 m<sup>2</sup>, Shower room + WC 3.12 m<sup>2</sup>, Bathroom + WC2 4.43 m<sup>2</sup>, Cupboard 1.54 m<sup>2</sup>

--> 2nd floor: Landing 0.92 m<sup>2</sup> Bedroom 4 with bathroom (double sink and bathtub) 25.44 m<sup>2</sup>, Shower room 1.46 m<sup>2</sup>; WC2 0.91 m<sup>2</sup>

--> Basement - Hallway 14.62 m<sup>2</sup>; Room 1 4.96 m<sup>2</sup>; Room 2 3.72 m<sup>2</sup>; Room 1 15.31 m<sup>2</sup>; Room 2 32.39 m<sup>2</sup>; Room 3 13.61 m<sup>2</sup>; Kitchen 6.11 m<sup>2</sup>; Bathroom 2.87 m<sup>2</sup>; Toilet 1.51 m<sup>2</sup>; Laundry room 8.49 m<sup>2</sup>; Wine cellar 8.03 m<sup>2</sup>

--> Exterior - Wooden shelters 3.18 m<sup>2</sup>; Rubbish storage room 3.65 m<sup>2</sup>; Storage room 1 3.49 m<sup>2</sup>; Storage room 2 2.67 m<sup>2</sup>

Features: renovated in 2023 and ready to move into, built in 1957 in a very friendly and safe neighbourhood. south/east facing, sunny terrace overlooking the garden. The space benefits from lots of natural light, spacious dimensions with modern kitchen, South East orientation, several terraces and a garden. Flexible layout with the possibility (subject to obtaining the necessary permissions) of creating a separate studio or apartment on the lower ...

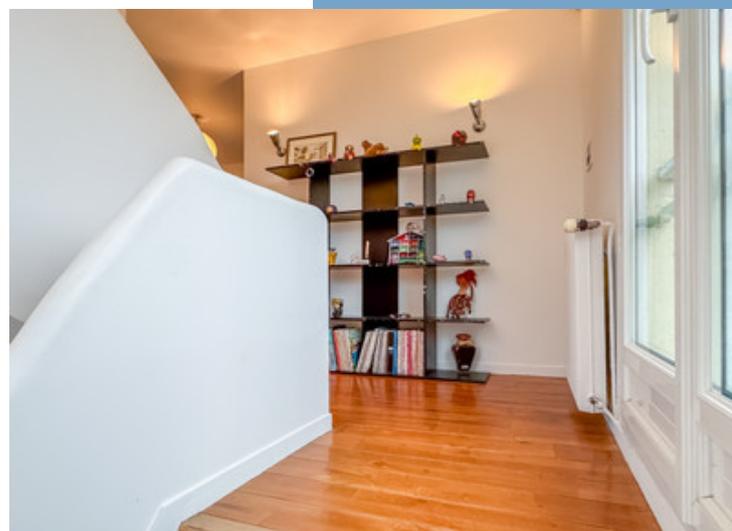
More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41632EMB94>

COMPLETE FILE AND PHOTO ON REQUEST

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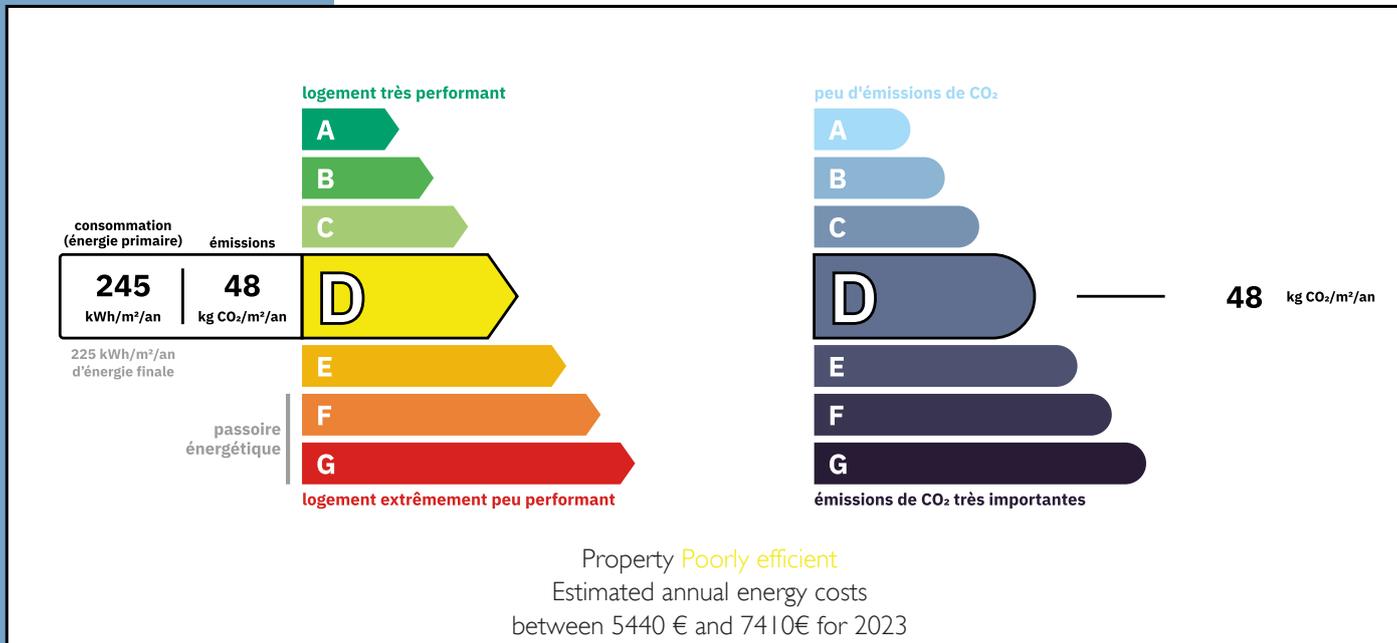


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PLO...

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



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## CONTACT

Réf :A41632EMB94  
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AND PHOTOS  
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