

682 000 €

Buying house

6 rooms

Surface : 166 m²

Surface of the living : 40 m²

Surface of the land : 648 m²

Exposition : Est

View : Jardin

Hot water : Electrique

Inner condition : a refresh

External condition : to renovate

Couverture : tiles

Amenities :

fireplace, double glazing, Laundry room,

Automatic gate, calm

2 bedroom

1 terrace

1 bathroom

2 showers

4 WC

2 garages

3 parkings

1 cellar

Legal information

682 000 €

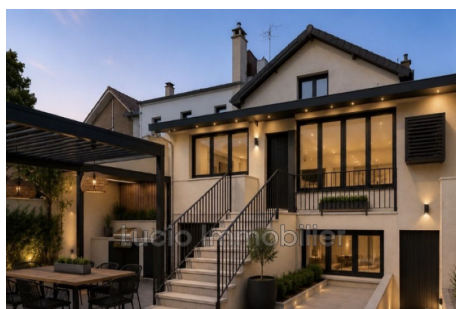
Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 37 Le Perreux-sur-Marne

The LUCIO REAL ESTATE agency is pleased to offer for sale: This house with dual access (two front doors on rue d'Avron and another entrance at the back of the garden) is built on a 648m² plot with a large garden at the rear of approximately 500m². The garden-level floor of 101m² includes a 31m² garage with laundry area, wine cellar, and small office, as well as an entrance and mezzanine facing the street, and a 32m² summer living room (which could be used as a bedroom), a shower-toilet, and a kitchen facing the garden. The raised ground floor measuring 77m² consists of an entrance, a separate toilet, a living-dining room, and a large eat-in kitchen opening onto the beautiful garden. The top floor, measuring 42m², features a hallway and two spacious master suites of 20m² each, each with its own bathroom/shower room and toilet. Finally, the deep garden of about 500m² with its lovely trees includes a small shed with water and electricity...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : B
Estimated annual energy between 2370 and 3260 € (reference year 2021)
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