

**630 000 €**

**Buying house**

**6 rooms**

**Surface : 104 m²**

**Surface of the living : 26 m²**

**Surface of the land : 472 m²**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : a refresh**

**External condition : a refresh**

**Couverture : tiles**

**Amenities :**

fireplace, double glazing, Laundry room, calm

4 bedroom

1 bathroom

1 shower

2 WC

1 parking

2 cellars

**Legal information**

630 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**House 72 Le Perreux-sur-Marne**

The LUCIO IMMOBILIER agency is pleased to present this charming meulière house, located in a quiet residential street in Le Perreux-sur-Marne, offering 104m² of living space according to the Carrez law. Built in 1913, it sits on a flat plot adorned with fruit trees measuring 472m². It consists on the garden level of a large and bright entrance hall leading to a 13m² bedroom, a 26m² living/dining room featuring beautiful oak flooring and a fireplace, and a 9m² kitchen opening onto a veranda of about 12m². A stunning staircase leads up to 3 attic bedrooms and a spacious bathroom with WC. The basement, accessible from both the house and the garden, is divided into a laundry/boiler room and 2 large storage rooms. A small outbuilding can be converted and includes a spacious garage. Heating is gas-fired (boiler installed in 2020). Windows are double-glazed PVC, except for the kitchen patio door and one living room window. The property tax amounts...

Energy class (dpe) : G - Emission of greenhouse gases (ges) : G  
Estimated annual energy between 2820 and 3860 € (reference year 2021)  
Document non contractuel - 05/09/2026



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