



## Superb Property with High-End Specification

### معلومات الوكيل

David Evans	اسم:
Cle France Ltd	اسم الشركة:
United Kingdom	بلد:
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Selling a Property	نوع الخدمة:
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### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 630,000

موقع  
بلد: France  
الدولة / المنطقة / المحافظة: Île-de-France  
مدينة: Le Raincy  
الرمز البريدي: 93340  
نشر: 30/10/2024  
وصف:

Nestled out of sight, in a perfectly maintained building on a human scale, this duplex apartment "like a house" has a large garden and a terrace without any overlooking neighbours, in absolute calm. We are impatiently waiting for the good weather to enjoy meals in the sun and the song of the birds. The apartment, on two levels and a basement, is composed as follows:

- Ground floor: an entrance with storage, a large living room with access to the terrace through the large bay window facing West, a fitted kitchen-diner, a large bedroom, a bathroom, and separate WC.
- 1st level: a spacious landing, with a view of the living room via the mezzanine, which can accommodate an office/library, two bedrooms and a shower room with WC.
- Basement: accessible from the inside and outside: a laundry room, a cellar and a large garage with three boxed parking spaces for your vehicles.

This apartment offers an ideal alternative to a family home.

However, it is possible to divide the property into two separate apartments previously separated into a 4-room duplex with terrace and garden and a studio already benefiting from perfectly independent access



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for a tenant. The residence is perfectly maintained and secure.

Concerning the property: double glazing electric shutters electric water heater changed in 2022  
motorisation of garage doors in 2023.

-Concerning the co-ownership: roof and waterproofing revised in 2022. In the heart of Raincy, Thiers  
Mairie district, "little Neuilly of 93", you are a few minutes from all the shops, restaurants and Thiers  
nursery and primary schools, Jean-Baptiste Corot college or the private establishments Saint Louis-Sainte  
Clothilde and Sainte Louise de Marillac.

Transport: the RER E Le Raincy-Villemomble station is accessible in 3 bus stops or 12 minutes on foot,  
the T4 tram is a few minutes away.

Property subject to the legal status of the Co-ownership.

Number of lots: 13.

Annual co-ownership charges (Average annual amount, share of the seller's forecast budget): 3,050 Euro.

No proceedings in progress.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and  
wishes to protect their images from being copied. If you want to see clean images of this listing simply  
Make an Enquiry and we will respond.

The city of Paris is divided in 20 arrondissements. The first one is in the centre, the following ones spiral  
outwards in a clock-wise direction. Most of the famous tourist attractions can be found in one of the  
central 8 arrondissements.

The arrondissements are encircled by the peripherique, a ring highway. Outside the peripherique are the  
banlieues, the suburbs of Paris.

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**مشارك**  
غرف نوم:  
الحمامات:  
حجم كبير:

Fitted kitchen

**Room details**  
Indoor Features:

**Lease terms**  
Date Available:

IX6.278.073

**Contact information**  
IMLIX ID:

