



## Superb Property with High-End Specification



### Στοιχεία μεσίτη

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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 715,503.34

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Île-de-France
Πόλη:	Le Raincy
Ταχυδρομικός κωδικός:	93340
Δημοσιεύθηκε:	30/10/2024

### Περιγραφή:

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.



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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 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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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Μέγεθος αυλής:	500 τ.μ

## Room details

Indoor Features:	Fitted kitchen
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.278.073
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