

## Family House with Spacious Garden in Maisons-Alfort (4km from Paris)

town house / purchase

### General information

#### General

Property nr:	M52
Address:	FR-94700 Maisons-Alfort Val-de-Marne France
Region:	Île-de-France

#### prices

purchase price:	1,363,250.00 EUR
car parking space included:	yes
price is negotiable:	slightly
agent fee / commission:	Fees payable by the seller.
agent fee including VAT:	yes
agent fee required:	yes

#### measures

residential area:	150 m <sup>2</sup>
number of rooms:	9
plot area:	420 m <sup>2</sup>
type of car parking space:	outdoor car parking space

#### features

total number of floors:	3
type of heating:	independent heating system
flooring material:	wood
building style:	solid building
bathroom:	with bathtub
basement:	yes
with an underground level:	partially
garden / -use:	yes
balcony / terrace:	yes
chimney port:	yes
fireplace (type):	open fireplace

### condition

**year of construction:** 1890  
**age:** old building

### surroundings

**zone:** suburbs

### administration

**type of use:** habitation, leisure, miscellaneous  
**suitable as holiday property:** yes

### energy certificate

**energy certificate available:** yes  
**energy efficiency category:** E  
**type of certificate:** by consumption  
**consumption including hot water:** yes

### detailed description

We have the privilege of presenting this exceptional family home located in Maisons-Alfort. With a usable area of 150 m<sup>2</sup> and a beautiful garden of over 420 m<sup>2</sup>, this residence offers an ideal living environment for families looking for space and comfort. Built in the 1890s, this millstone house has a unique character and timeless charm. As soon as you arrive, you will be seduced by its elegant facade and its traditional architecture which testify to the beauty as well as the richness of the historical heritage of the Paris region.

The interior of the house exudes authenticity with its solid wood entrance door, high ceilings, moldings as well as its original parquet floors and marble fireplaces, which add a touch of elegance to each room. The ground floor offers a large living space including a beautiful entrance, a bright living room, a pretty dining room and a fully equipped kitchen. The functional layout facilitates circulation and creates a friendly atmosphere to receive your loved ones.

The house has four beautiful bedrooms offering a private space to rest and recharge your batteries, a pretty bathroom with walk-in shower and a bright bathroom with WC for your comfort and well-being. It also includes a large semi-underground basement consisting of a laundry room, a workshop, an office space and a vaulted wine cellar.

Another highlight of this property is a 23 m<sup>2</sup> outbuilding located at the bottom of the garden. This additional space, habitable with shower and WC, offers many possibilities: independent studio, home office, games room or leisure area according to your needs. Let your imagination be free !

The carefully maintained garden is a true haven of peace where you can enjoy moments of relaxation with family or friends. Set up a barbecue area, organize outdoor meals or enjoy a beautiful garden according to your desires.

Finally, the location of this house is privileged. Nestled in a quiet street located in a residential area of downtown Maisons-Alfort, you benefit from a peaceful environment while being close to urban amenities. Schools, shops and public transport are easily accessible on foot, thus offering daily living comfort.

This exceptional family home is a rare opportunity on the real estate market. Do not miss the opportunity to become the owner of this rare pearl combining history, charm and comfort. Contact us today to arrange a visit and let yourself be seduced by the character of this exceptional house.

Fees payable by the seller.

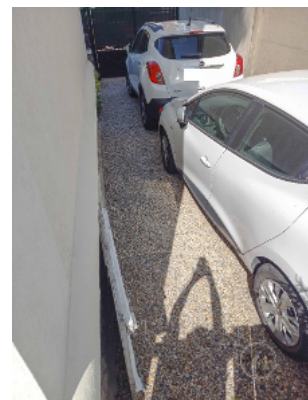
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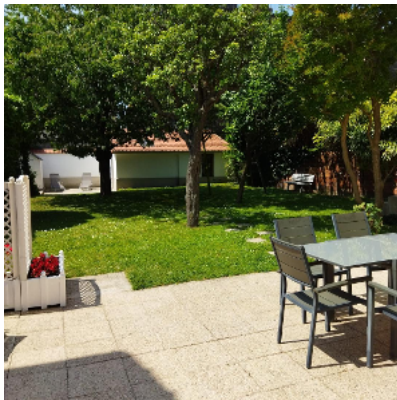
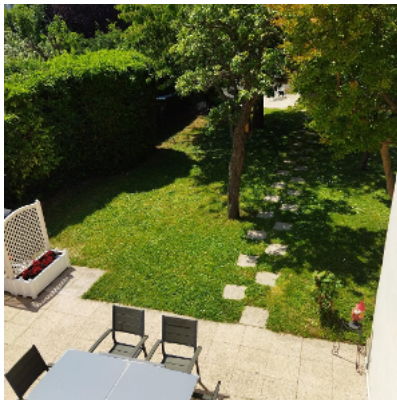
Name of the agent in charge of the sale: Mr Sylvain Serge Talvan - 06 58 49 85 16 - [sylvain@talvans.com](mailto:sylvain@talvans.com) Status: Holder of the Transaction card N°: CPI 7501 2018 000 030 535

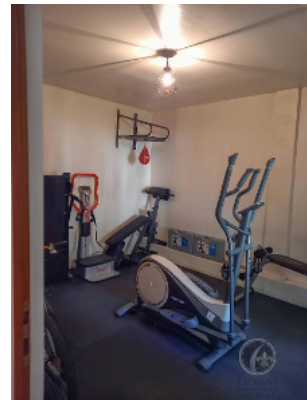
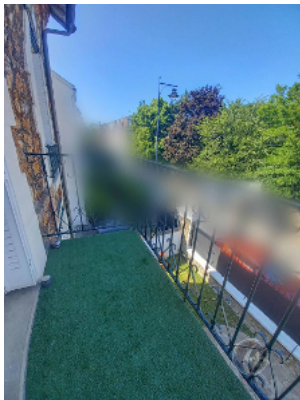
NON-HOLDING OF FUNDS - NO FINANCIAL GUARANTEE

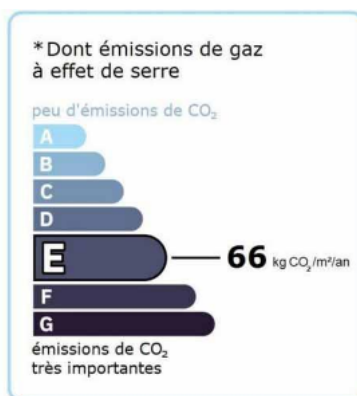
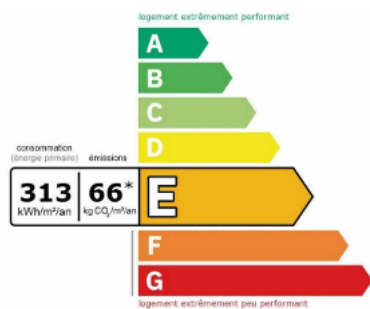
Rates & info: Talvan's International - Paris Real Estate Agency (search on Google) or [TALVANS.COM](https://www.talvans.com)

## Gallery











Talvan's International Real Estate  
Mr Sylvain Serge Talvan  
Quai Louis Bleriot 8, FR-75016 Paris 16e Paris, France

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## Agency

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### The offer is managed by

<b>Company:</b>	Talvan's International Real Estate
<b>Address:</b>	Quai Louis Bleriot 8 FR-75016 Paris 16e Paris France / Ile-de-France
<b>Controlling authority:</b>	CCI Paris France
<b>Company registry:</b>	839 611 308 RCS de Paris, France
<b>VAT ID:</b>	FR16839611308
<b>Authorized representative:</b>	Mr Talvan Sylvain Serge
<b>Website:</b>	talvans.com

### Your contact person

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