

## Villejuif | Charming 3-bedroom house, 94 sqm, garden, terrace & parking

EXCLUSIVE



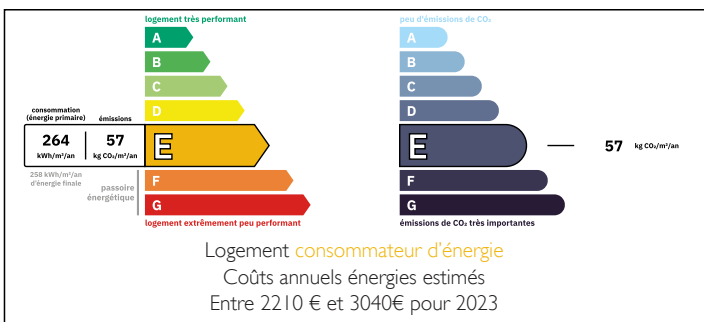
## INFORMATION

Town:	Villejuif
Department:	Val-de-Marne
Bed:	4
Bath:	2
Floor:	100 m <sup>2</sup>
Plot Size:	17 m <sup>2</sup>

## IN BRIEF

Ideally located near metro connections and just outside Paris, this detached house of approximately 94 sqm offers an ideal setting for family living, combining space, comfort, and outdoor areas. From the entrance, a welcoming renovated kitchen opens onto a warm living area with a fireplace and bar, perfect for both everyday life and entertaining. The ground floor also includes a bathroom and separate WC. Upstairs, three bedrooms provide comfortable accommodation, including one with a mezzanine and access to a small terrace, along with a shower room with WC. The attic offers additional potential for conversion. The property has also benefited from recent technical upgrades, including a new roof and updated electrical system. Outside, a garden with an outbuilding and a gated front courtyard with parking complete the property.

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Located in Villejuif, just south of Paris, this charming house benefits from excellent connectivity, making it an ideal option for buyers seeking space and value within easy reach of the capital. The property is within close proximity of Villejuif – Louis Aragon (Metro Line 7), providing direct access to central Paris (Place d'Italie, the Latin Quarter, Châtelet), as well as the T7 tramway and multiple bus routes, ensuring convenient daily commuting.

The area is well-served by local amenities, including shops, supermarkets, and restaurants, and is also close to several schools and educational institutions, making it particularly suitable for family living.

The house itself offers approximately 94 sqm of living space arranged over two levels. The ground floor opens onto a renovated kitchen, which naturally becomes the heart of the home, leading into a warm and inviting living space featuring a fireplace and bar area. A bathroom and separate WC complete this level.

Upstairs, three bedrooms provide comfortable accommodation, including one with a mezzanine and access to a small terrace, ideal as a child's room, guest space, or home office. A shower room with WC serves this floor.

Additional attic space, currently accessed via a ladder, offers further potential for conversion into a bedroom or workspace, subject to the installation of a staircase.

Outside, the property benefits from a garden with an outbuilding, offering flexibility for storage, a workshop, or creative use. A gated front courtyard provides private parking — a valuable feature in this area.

Combining the feel of a...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES