VENDÔME ESTATE



PERIOD HOUSE - 100M2 - GARDEN 275m2 - 94500

CHAMPIGNY SUR MARNE

On request

House 100,0 m2 275,0 m2	Rooms: 5 Bedrooms: 3	Bathrooms: 2

Champigny-sur-Marne
Charming Period House with Garden and Original Features

Approximately a 10-minute walk from the future Villiers-Champigny-Bry station on Metro Line 15 South, scheduled to open in 2027, this characterful house enjoys a lovely 275 m² garden at ground level.

Its red-brick façade, tiled roof and preserved period features give it an authentic charm. Inside, wooden floors, a working fireplace, a beautiful wooden staircase and original wall paintings create a warm and distinctive atmosphere.

The house offers 96.60 m² of floor area under the Carrez Law across two levels, complemented by generous additional spaces.

The ground floor comprises an entrance hall, a living room, a separate kitchen, a second room suitable as a bedroom or dining room, a bathroom and a separate WC. Upstairs, a landing leads to two rooms with sloping ceilings, a walk-in wardrobe and a shower room with WC.

A 6.40 m² conservatory and a spacious 59.50 m² basement with windows and a ceiling height of 2.40 m provide further space, with potential for conversion.

A 35 m² garage also offers scope for conversion, subject to the necessary approvals.

Modernisation would unlock the full potential of this home, bringing contemporary comfort while preserving its period character.

Property subject to co-ownership regulations. The sale comprises three lots.

Energy performance rating (DPE): F — Property with excessive energy consumption.

Asking price: €425,000, including agency fees.
Agency fees payable by the buyer: 5% including VAT of the price excluding agency fees.
Price excluding agency fees: €404,761.90.

Information on the risks to which this property is exposed is available on the [Géorisques website](https://www.georisques.gouv.fr).























Details

1st level :

- Entry
- Veranda
- Duble living
- 1 bedroom
- Bathroom
- Kitchen
- WC

Additionally

- Lots of dépéndances
- Authentic charm
- wooden floor, paintings, chimey
- Big garage

Legal information

- Energy consumption: **337 kWh/m²/year (F)**.
- Estimated greenhouse gas emissions: **61 kg CO_2/m²/year (E)**.
- Property subject to French co-ownership regulations.
- Sale includes 3 lots.
- Co-ownership comprises 23 lots.

2s level :

- 1 bedroom
- 1 study
- 1 shower room
- Dressign

Garden
Closed garage

- Co-ownership charges: €178 per quarter.
- Asking price: €425,000, including agency fees.
- Agency fees payable by the buyer: 5% of the price excluding agency fees, including VAT.
- Price excluding agency fees: €404,761.90.

VENDOME ESTATE 9, av Rapp 75007 Paris
Email : contact@vendome-estate.com, tel. +33 (0)1 45 33 81 16 site www.vendome-estate.com
Carte de Transaction Immobilières N° CPI 75012015000000883
RCS Paris – 517436036 - N° TVA FR48517436036