

# PARC DE FOREST, VILLA WITH GARDEN AND LARGE MEDICAL PRACTICE

975 000 €

Ref 6821822

Forest - House 3014 sq ft



## About this property

Near Parc de Forest, this charming 1930s villa with a spacious medical office (or liberal profession) offers a total surface area of approximately 300 m<sup>2</sup> on a 380 m<sup>2</sup> plot. It comprises: Ground floor: entrance hall and cloakroom of approximately 10 m<sup>2</sup>, toilet, living room of approximately 28 m<sup>2</sup>, dining room of approximately 21 m<sup>2</sup>, kitchen of approximately 20 m<sup>2</sup>, laundry room of approximately 5 m<sup>2</sup>. First floor: toilet of approximately 2.8 m<sup>2</sup>, bathroom of approximately 8.60 m<sup>2</sup>, master bedroom of approximately 21 m<sup>2</sup>, bedroom of approximately 18 m<sup>2</sup>, and bedroom of approximately 16 m<sup>2</sup>. 2nd floor: Shower room of approximately 4.60 m<sup>2</sup>, two interconnecting attics converted into offices of approximately 5 m<sup>2</sup> and 4.50 m<sup>2</sup> (possibility of a 4th bedroom) attic Basement: Boiler room of approximately 10.70 m<sup>2</sup>, three cellars of approximately 10 m<sup>2</sup>, 6.70 m<sup>2</sup>, and 20.70 m<sup>2</sup>, and a wine cellar of approximately 3.80 m<sup>2</sup>. Medical office: approximately 88 m<sup>2</sup> (hall, restrooms, waiting room, office, medical office, examination room, and changing room). Also: double glazing, compliant electrical wiring, and a gas condensing boiler. Possibility of renting a garage EPC: G. A must-see!

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**Reference :** 6821822

**Price :** 975 000 €

**Surface :** 3014 sq ft

**Bedroom(s) :** 3

**Bathroom(s) :** 2

**Shower room(s) :** 2

**Garden :** Yes

**Cellar :** Yes

**Terrace :** Yes



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## **VANEAU**

Immobilier de prestige depuis  
1972

### **VANEAU LOCATION**

Une équipe dédiée à Paris,  
Neuilly et Boulogne

### **VANEAU VIAGER**

30 ans d'expérience en vente  
viagère

# **VANEAU**

## **C'EST AUSSI**

### **VANEAU BUREAUX & COMMERCES**

+10 000 offres disponibles

### **VANEAU PATRIMOINE**

Dispositifs de défiscalisation,  
SCPI, Assurances Vie

### **VANEAU DIGITAL NEUF**

La plate-forme digitale 100%  
immobilier neuf

### **COURTAGE CRÉDITS**

Exell Crédit immobiliers  
Assurances emprunteurs

### **GESTION LOCATIVE**

GTF, plus de 7 000 lots gérés à  
Paris

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés