

[Click to view MFH-PARIS5096](#)

Crossing apartment with courtyard

Les Lilas , Seine-Saint-Denis , Paris Ile-de-France



€420,000

inc. of agency fees

2 Beds 1 Baths 71.45 sqm

Located near the Place du Vel d'Hiv, this 71.45 sqm Carrez apartment is located on the ground floor of a small condominium and benefits from a courtyard of 34 sqm for exclusive use. The entrance distributes,...

At a Glance

Reference MFH-PARIS5096

Bed 2

Near to Les Lilas

Bath 1

Pool No

Price €420,000

Hab.Space 71.45 sqm

Land Tax N/A

Property Description

Located near the Place du Vel d'Hiv, this 71.45 sqm Carrez apartment is located on the ground floor of a small condominium and benefits from a courtyard of 34 sqm for exclusive use.

The entrance distributes, on the one hand, a living room/living room of 23 sqm under a good height then a bedroom. On the other hand, there is a semi-open kitchen extended by a 34 sqm courtyard and a shower room with WC.

In the basement, accessible by a miller's staircase from the living room, there is a music room that can be

fitted out according to desires or needs.

The ideal location, the beautiful volumes and the outdoor space make this property unique.

A cellar completes this property subject to the status of co-ownership benefiting from a voluntary trustee.

Metro: Mairie des Lilas, 750 meters away.

Tram: Adrienne Bolland 600 meters.

Information on the risks to which this property is exposed is available on the GÉORISKS website:

ENERGY CLASS: D / CLIMATE CLASS: D.

Estimated average amount of annual energy expenditure for one use standard, established based on energy prices for the year 2021: between EUR1,010 and EUR1,400

RSAC: Paris

Condominiums of 6 units (No proceedings in progress).

Annual expenses : 1800 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€420,000

Key Information

Internal Area:	71.45 sqm
----------------	-----------

Location: Paris Ile-de-France



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates