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## House with workshop and garden

Pantin , Seine-Saint-Denis , Paris Ile-de-France



**€1,190,000**

inc. of agency fees

5 Beds   2 Baths   280 sqm   0.04 ha

Near Paris between La Villette and La Cité Fertile, this house, to be refreshed, in full ownership of 280m2 spread over 3 levels, benefits from a garden, two terraces, and a garage. Characterized by generous...

### At a Glance

|                  |               |                |        |                  |            |
|------------------|---------------|----------------|--------|------------------|------------|
| <b>Reference</b> | MFH-PARIS6265 | <b>Near to</b> | Pantin | <b>Price</b>     | €1,190,000 |
| <b>Bed</b>       | 5             | <b>Bath</b>    | 2      | <b>Hab.Space</b> | 280 sqm    |
| <b>Land</b>      | 0.04 ha       | <b>Pool</b>    | No     | <b>Land Tax</b>  | N/A        |

### Property Description

Near Paris between La Villette and La Cité Fertile, this house, to be refreshed, in full ownership of 280m2 spread over 3 levels, benefits from a garden, two terraces, and a garage.

Characterized by generous volumes, this three-level building is built on a full basement, this living space benefits from a 25m2 reserve and a 35m2 workshop at the back of the garden.

On the ground floor, a triple living room of 86m2 decorated with a platform and a wood stove, opens onto the kitchen, and offers direct access to the garden. A large shed and a water closet complete the level.

An old wooden staircase leads to the first floor consisting of a 25m<sup>2</sup> terrace, a dining kitchen, two large bedrooms, a bathroom with shower, and a toilet.

On the second level, three large bedrooms, a bathroom with shower and a water closet coexist.

This town house, a true creative laboratory, will allow a layout to suit your taste

ENERGY CLASS: E/ CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros2,862 and euros3,590

Metro: Quatre Chemins at 350m and RER Pantin at 900m

RSAC: Paris

## Summary

|                |            |
|----------------|------------|
| Property type: | House      |
| Bedrooms:      | 5          |
| Bathrooms      | 2          |
| Price          | €1,190,000 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 280 sqm |
| Land Area:     | 0.04 ha |
| Has a Garden   | Yes     |

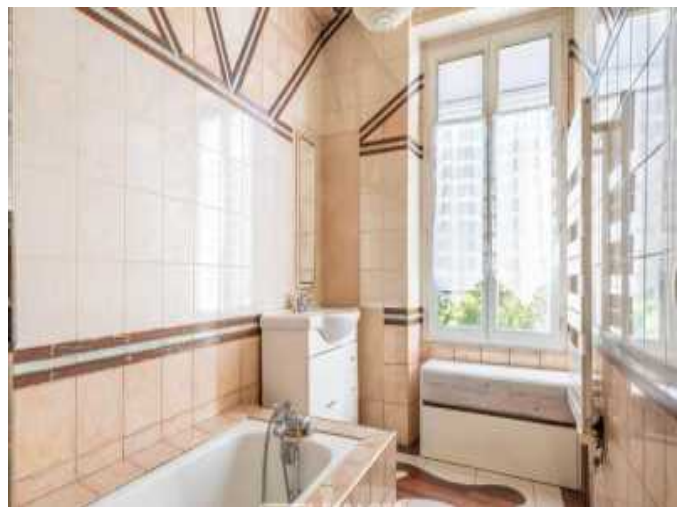
## Location: Paris Ile-de-France



## Gallery













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**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.

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