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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,...

### 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

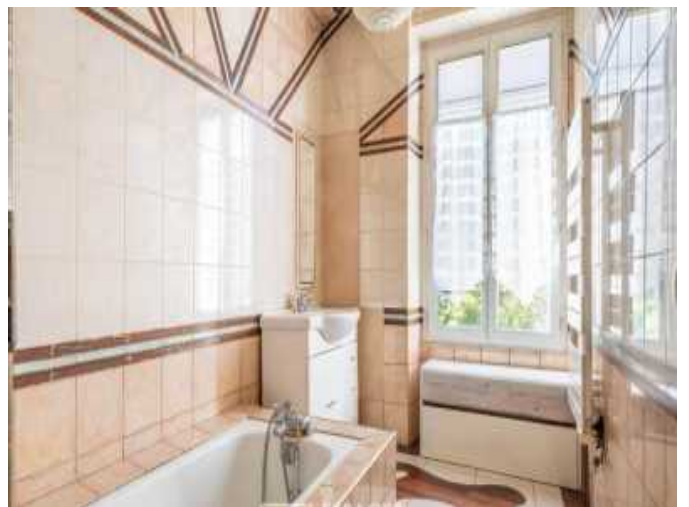
Internal Area:	280 sqm
Land Area:	0.04 ha
Has a Garden	Yes

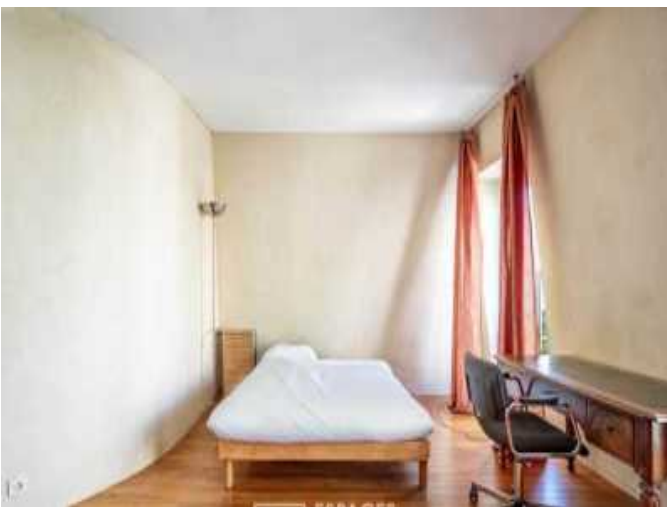
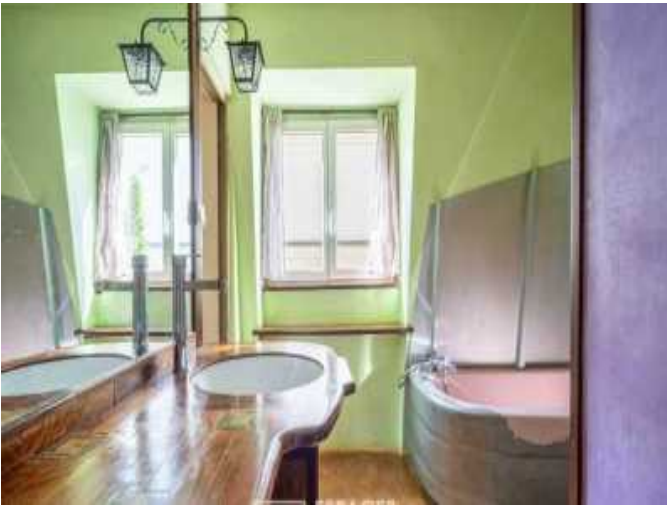
### Location: Paris Ile-de-France



## Gallery









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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.

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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.

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