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## Apartment with mezzanine overlooking tree-lined courtyard

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



**€285,000**

inc. of agency fees

1 Beds

39.73 sqm

Located near the Ourcq canal and Place Olympe de Gouge, in a building from the beginning of the 20th Century, a garden level apartment of 39.73m<sup>2</sup> (36.11m<sup>2</sup> Carrez). Once past the corridor of the building...

### At a Glance

**Reference** MFH-PARIS7677

**Near to** Pantin

**Price** €285,000

**Bed** 1

**Pool** No

**Hab.Space** 39.73 sqm

**Land Tax** N/A

### Property Description

Located near the Ourcq canal and Place Olympe de Gouge, in a building from the beginning of the 20th Century, a garden level apartment of 39.73m<sup>2</sup> (36.11m<sup>2</sup> Carrez).

Once past the corridor of the building and the shared courtyard with trees, an independent entrance opens onto a living room with a kitchen lit by roof windows, totaling 22m<sup>2</sup> and benefiting from a height of 3.40m.

On one side of the living room, a bedroom with a 3.50m mezzanine bed and on the other a bathroom with water closet completes the level.

The ideal location, immediate access to the garden, the high ceilings and the renovation work carried out by the owners brings all the character of this apartment.

A lean-to and a cellar complete the property.

Although subject to the status of co-ownership.

Metro: Hoche 400m.

ENERGY CLASS: F/ CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1,140 and euros1,570.

Information on the risks to which this property is exposed is available on the G eorisks website:

RSAC: Paris

Condominiums of 40 units (No proceedings in progress).

Annual expenses : 1096 euros.

## Summary

Property type:	Apartment
Bedrooms:	1
Price	€285,000

## Key Information

Internal Area:	39.73 sqm
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## Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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