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## Townhouse with courtyard and apartment

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



**€698,000**

inc. of agency fees

4 Beds

2 Baths

132 sqm

Located in Bagnolet, in a charming condominium hidden from view, a green alley leads to the town houses. This 5-room house with an area of ??132 m2 Carrez...

### At a Glance

**Reference** MFH-PARIS7710

**Bed** 4

**Near to** Bagnolet

**Bath** 2

**Pool** No

**Price** €698,000

**Hab.Space** 132 sqm

**Land Tax** N/A

### Property Description

Located in Bagnolet, in a charming condominium hidden from view, a green alley leads to the town houses. This 5-room house with an area of ??132 m2 Carrez (148m2 habitable) is built on two levels in a bucolic environment.

On the ground floor, a kitchen with pantry opening onto a living room of 40 m2 facing South-East, the bay window of which overlooks a private courtyard of 20 m2. A toilet with hand basin completes this level. The staircase from the living room leads to the 19 m2 Mezzanine bathed in overhead light, followed by three

bedrooms, a bathroom with toilet and a laundry room.

A two-room apartment adjoins the house on the ground floor. It consists of a living room, a separate kitchen, a bedroom, a bathroom and a separate toilet. An opening between the two properties is possible from the toilets of the house.

A closed garage is accessible directly from the street and from the kitchen.

500 m from St Fargeau metro, 10 minutes from Galliéni metro

Co-ownership of 25 lots (No procedure in progress).

ENERGY CLASS: D/ CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1,430 and euros1,990.

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

RSAC: Bobigny

Condominiums of 25 units (No proceedings in progress).

Annual expenses : 1980 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€698,000

Key Information

Internal Area:	132 sqm
Has a Garden	Yes

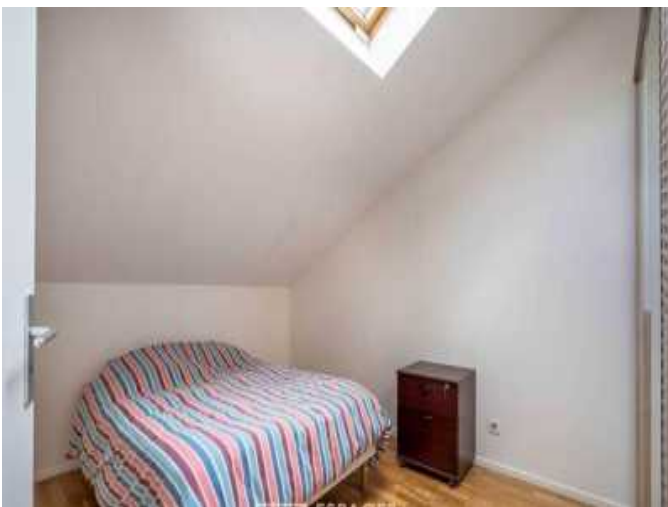
Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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