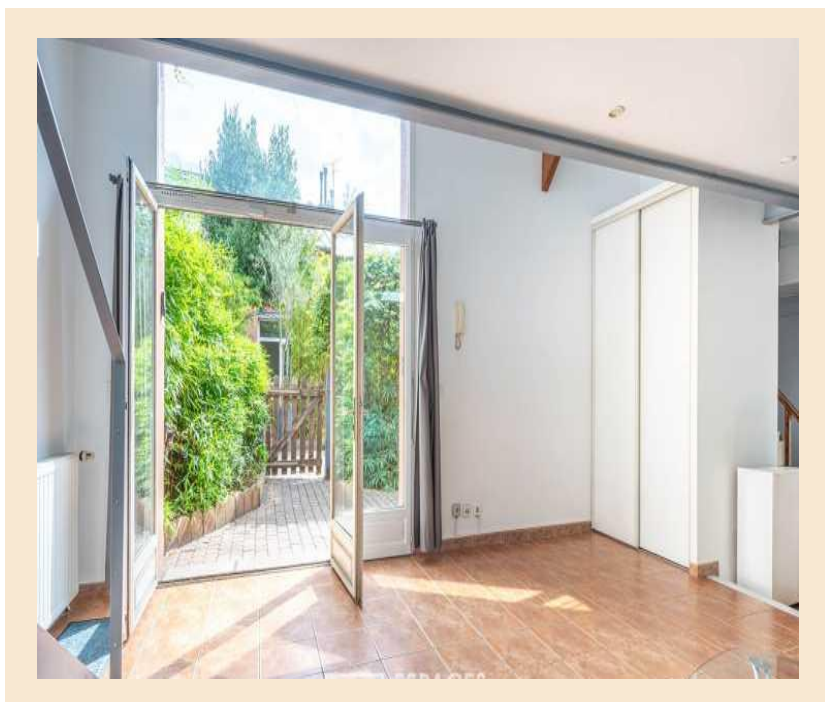


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## Townhouse with courtyard and apartment

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



**€749,000**

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 (148m2 habitable) is built on two levels in a...

### At a Glance

|                  |               |                |          |                  |          |
|------------------|---------------|----------------|----------|------------------|----------|
| <b>Reference</b> | MFH-PARIS7710 | <b>Near to</b> | Bagnolet | <b>Price</b>     | €749,000 |
| <b>Bed</b>       | 4             | <b>Bath</b>    | 2        | <b>Hab.Space</b> | 132 sqm  |
|                  |               | <b>Pool</b>    | No       | <b>Land Tax</b>  | 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          | €749,000 |

### Key Information

|                |         |
|----------------|---------|
| Internal Area: | 132 sqm |
| 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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**C. BAUER – Sunday Times**

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