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Charming house with two independent studios and terraces

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



€695,000

inc. of agency fees

4 Beds

136.9 sqm

Located 350m from the new Gare Saint-Denis - Pleyel (line 14), in the Landy district, in the quiet of a one-way street, this tastefully renovated real estate complex is located, consisting of a 79m2 house...

At a Glance

Reference MFH-PARIS7764

Bed 4

Near to Saint Denis

Pool No

Price €695,000

Hab.Space 136.9 sqm

Land Tax N/A

Property Description

Located 350m from the new Gare Saint-Denis - Pleyel (line 14), in the Landy district, in the quiet of a one-way street, this tastefully renovated real estate complex is located, consisting of a 79m2 house with terrace and courtyard, and two independent studios measuring 29 and 30m2, one with a balcony.

The independent entrance to the house opens onto a living room with a 37m² kitchen, decorated with a central island, a wood stove and access to a 27m² planted courtyard. A wooden staircase leads to the first floor, consisting of a 9m² bedroom, and a bedroom with a dressing room totaling 16m² and benefiting from a 12m² terrace. A shower room with WC completes the plan.

The second building, accessible by a corridor, is composed of two independent studios spread over two levels.

Accessible by the courtyard, the first studio on the ground floor has a living room with dressing room, opening onto a kitchen area totaling 27m², a bathroom with shower and toilet.

On the 1st floor, the second studio accessible by an external staircase benefits from an 8m² balcony. A living room with exposed beams and dressing room opens onto a kitchen area totaling 25m². A bathroom with shower and toilet completes the level.

The combination of materials such as wood, cement tiles, zellige earthenware and second-hand pieces make this place warm and comfortable for entertaining.

The configuration of the buildings also makes it possible to rent the two studios while maintaining privacy.

Two cellars of 16 and 28m² as well as an attic of 34m² complete this property.

ENERGY CLASS: D/ CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between euros1,310 and euros1,820.

Metro: Pleyel L14 at 350m and Carrefour Pleyel L13 at 650m

RSAC: Paris

Summary

Property type: House
Bedrooms: 4
Price: €695,000

Key Information

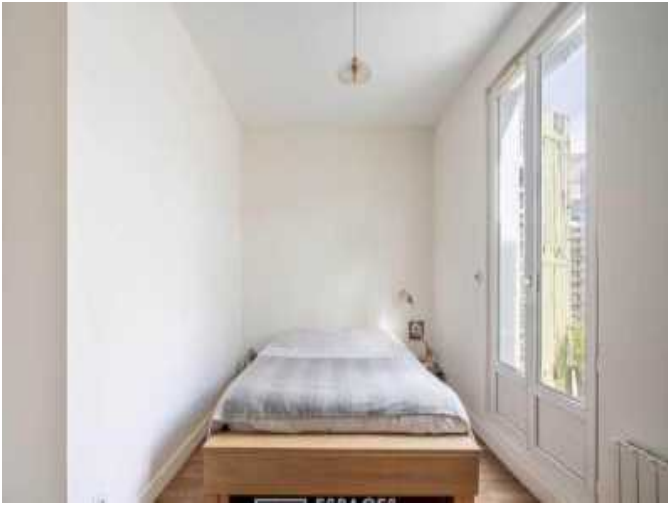
Internal Area: 136.9 sqm

Location: Paris Ile-de-France



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