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## House with garden and terraces

Paris , Paris , Paris Ile-de-France



**€2,400,000**

inc. of agency fees

4 Beds      257.3 sqm      0.01 ha

Located rue de Bagnole a stone's throw from the Père-Lachaise Cemetery, this 257 m<sup>2</sup> Carrez house has a garden, a terrace and a patio. At the rear of a Belle Epoque style building, a driveway leads to...

### At a Glance

Reference MFH-PARIS7448-1

Bed 4

Land 0.01 ha

Near to Paris

Pool No

Price €2,400,000

Hab.Space 257.3 sqm

Land Tax N/A

### Property Description

Located rue de Bagnole a stone's throw from the Père-Lachaise Cemetery, this 257 m<sup>2</sup> Carrez house has a garden, a terrace and a patio.

At the rear of a Belle Epoque style building, a driveway leads to a 135 m<sup>2</sup> garden and a 90 m<sup>2</sup> terrace providing access to the house.

On the ground floor, an entrance with storage leads to a living room of more than 100 m<sup>2</sup> with heights of 2.90m to 5.50m at the ridge. This room communicates with a semi-open kitchen of 25 m<sup>2</sup> and gives access to

the terrace and a patio facing North-West and South-East respectively.

A hammam also used as a shower room and a separate toilet complete this level.

In the garden, an independent workshop of 25 m<sup>2</sup> allows for multiple uses.

On the 1st floor there are four bedrooms of 10 to 18 m<sup>2</sup>, two of which give access to a long balcony. The master bedroom extends into a shower room with oriental accents.

A bathroom with toilet and a separate toilet complete this floor.

This absolutely calm family home benefits from constant light thanks to its numerous openings.

This property subject to co-ownership status is completed by two cellars in the basement.

Metro: Alexandre Dumas

ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between euros6,090 and euros8,290

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

RSAC: Paris

Condominiums of 63 units (No proceedings in progress).

Annual expenses : 5789 euros.

## Summary

Property type:	Apartment
Bedrooms:	4
Price	€2,400,000

## Key Information

Internal Area:	257.3 sqm
Land Area:	0.01 ha
Property Features:	
•	Balcony: 2

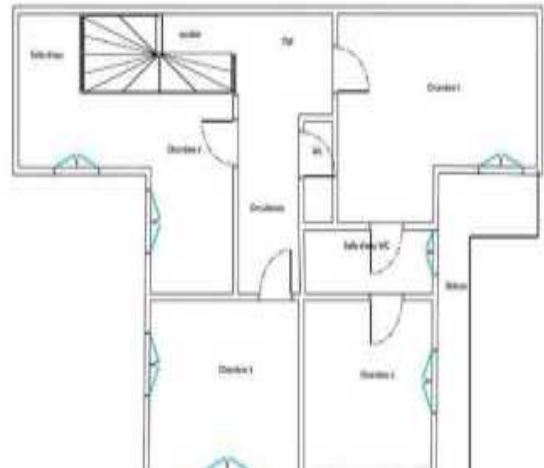
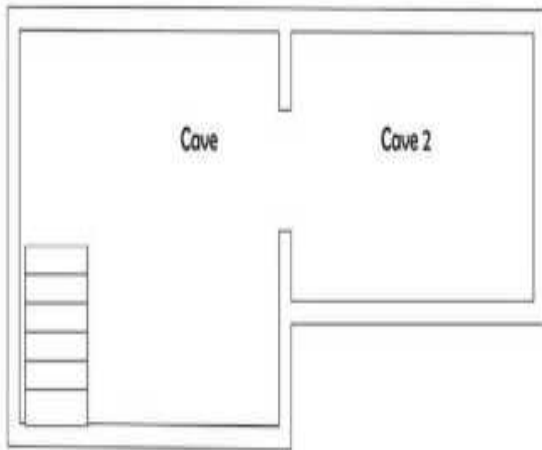
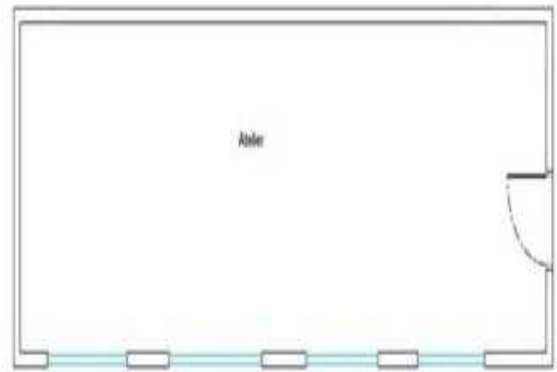
## Location: Paris Ile-de-France



## 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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