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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 m² 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

Near to Paris

Price €2,400,000

Bed 4

Pool No

Hab.Space 257.3 sqm

Land 0.01 ha

Land Tax N/A

Property Description

Located rue de Bagnole a stone's throw from the Père-Lachaise Cemetery, this 257 m² 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 m² garden and a 90 m² terrace providing access to the house.

On the ground floor, an entrance with storage leads to a living room of more than 100 m² with heights of 2.90m to 5.50m at the ridge. This room communicates with a semi-open kitchen of 25 m² 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 m² allows for multiple uses.

On the 1st floor there are four bedrooms of 10 to 18 m², 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 orisks 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

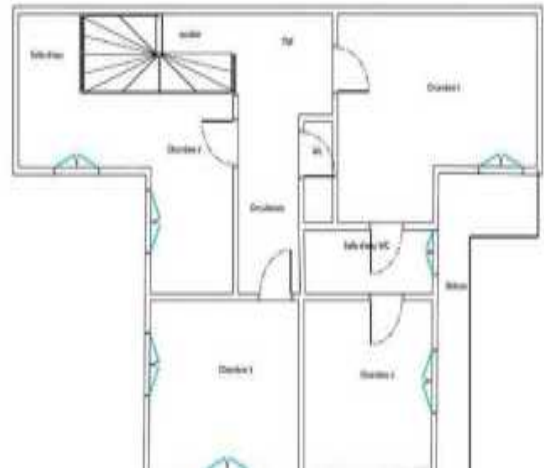
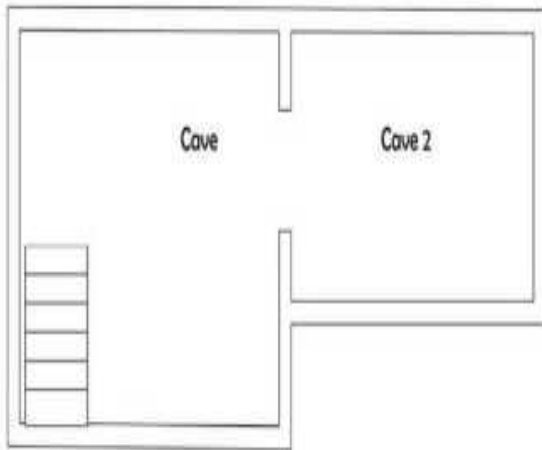
Location: Paris Ile-de-France



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