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## Old shop with garden on Place Carnot

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



# €695,000

inc. of agency fees

2 Beds      1 Baths      106 sqm

Located on the legendary Place Carnot, this former shop converted into an apartment offers 105.59m<sup>2</sup> (Carrez and ground floor), to which are added a 38.5m<sup>2</sup> garden and a cellar in the basement, directly...

### At a Glance

**Reference** MFH-PARIS8447

**Bed** 2

**Near to** Montreuil

**Bath** 1

**Pool** No

**Price** €695,000

**Hab.Space** 106 sqm

**Land Tax** N/A

### Property Description

Located on the legendary Place Carnot, this former shop converted into an apartment offers 105.59m<sup>2</sup> (Carrez and ground floor), to which are added a 38.5m<sup>2</sup> garden and a cellar in the basement, directly accessible from inside the property.

Behind the glass facade, the reception area has now been converted into a living room, where a lounge adjoins a dining room to form a space of almost 36m<sup>2</sup>. It is in the back of the shop that the kitchen is now

located, sheltered by a glass roof with a most authentic character, pleasantly diffusing light throughout the space.

Accessible from the kitchen or the living room, a large dressing room borders a bedroom with the appearance of a workshop, and offers private access to the cellar.

A second bedroom provides access to an outdoor space of 38m<sup>2</sup>, consisting of a paved terrace bordering a garden with trees in the open ground.

A bathroom with toilet completes the property.

A space to reinvent, located on one of the most emblematic squares of Montreuil.

Residential premises subject to co-ownership status.

Croix de Chavaux metro station 450m away.

ENERGY CLASS: F / CLIMATE CLASS: F.

Estimated average amount of annual energy expenditure for standard use, established from the 2021/2022/2023 energy readings: between EUR3,350 and EUR4,590.

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

RSAC: Créteil

Condominiums of 17 units (No proceedings in progress).

Annual expenses : 3329 euros.

### Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€695,000

### Key Information

Internal Area:	106 sqm
Has a Garden	Yes

### Location: Paris Ile-de-France



## Gallery







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