

[Click to view MFH-PARIS6554](#)

## House with garden and 100m<sup>2</sup> plateau on the ground floor

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



# €1,198,000

inc. of agency fees

5 Beds   3 Baths   266 sqm   0.01 ha

Located on the outskirts of the Parc de la République de Pantin, on the edge of Les Lilas, this house to be refreshed with a total surface area of ??266m<sup>2</sup> consists of commercial premises on the ground...

### At a Glance

<b>Reference</b>	MFH-PARIS6554	<b>Near to</b>	Pantin	<b>Price</b>	€1,198,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	266 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located on the outskirts of the Parc de la République de Pantin, on the edge of Les Lilas, this house to be refreshed with a total surface area of ??266m<sup>2</sup> consists of commercial premises on the ground floor, a residential area on the two upper levels , a 120m<sup>2</sup> garden and a double garage.

On the ground floor, a 15m<sup>2</sup> office with independent access alongside a double garage, a 67m<sup>2</sup> room lit by

overhead light, two studios of 9 and 11m<sup>2</sup> and a bathroom with WC.

An exterior staircase leads to the living area which extends over two floors.

On the first level, a kitchen takes place next to the living room with fireplace of 29m<sup>2</sup>, two bedrooms and a bathroom with toilet.

Accessible by an internal staircase, the second level accommodates three bedrooms, a bathroom and a water closet.

The volume and location of this house make this place an ideal space for combining work and living or for reorganizing the space.

ENERGY CLASS: F/ CLIMATE CLASS: F Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros3,900 and euros5,330.

Metro: Mairie des Lilas, 750 meters away.

RSAC: Paris

### Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€1,198,000

### Key Information

Internal Area:	266 sqm
Land Area:	0.01 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates