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# House with garden and 100m2 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 ??266m2 consists of commercial premises on the ground...

#### At a Glance

**Reference** MFH-PARIS6554 **Near to** Pantin **Price** €1,198,000

**Bed** 5 **Bath** 3 **Hab.Space** 266 sqm

**Land** 0.01 ha **Pool** No **Land Tax** 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 ??266m2 consists of commercial premises on the ground floor, a residential area on the two upper levels, a 120m2 garden and a double garage.

On the ground floor, a 15m2 office with independent access alongside a double garage, a 67m2 room lit by

overhead light, two studios of 9 and 11m2 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 29m2, 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



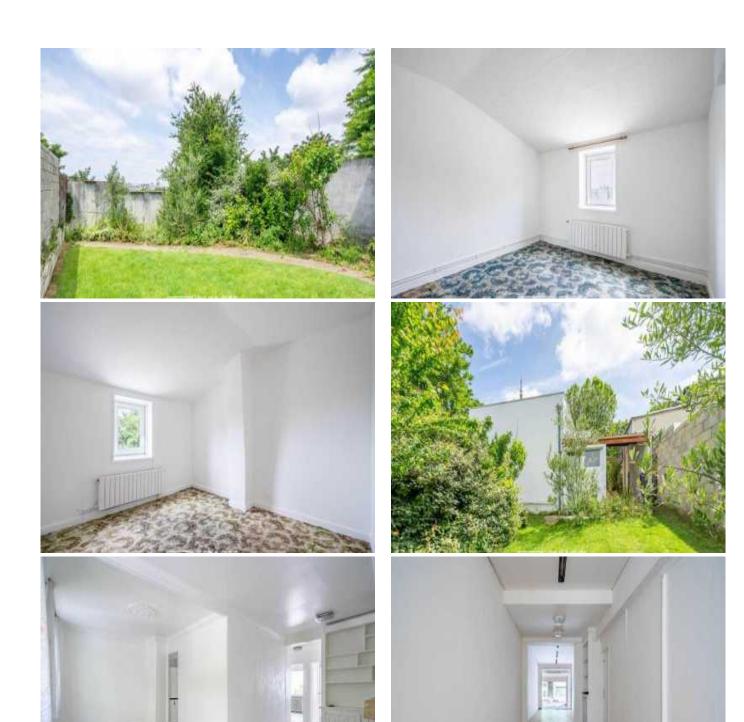


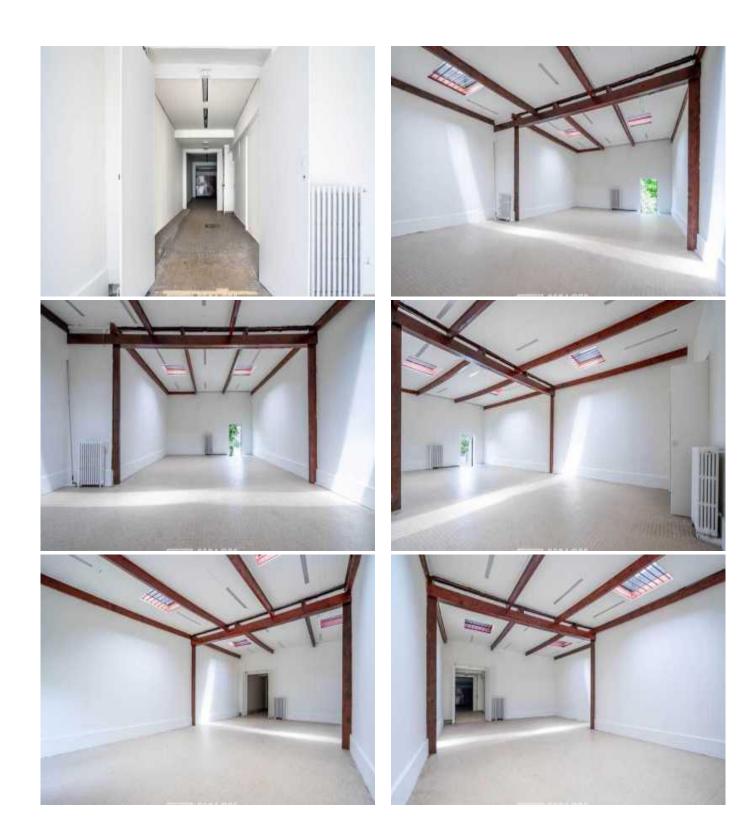














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#### C. BAUER – Sunday Times

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S. and L. BROWN



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