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## 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>...

### 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







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**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.

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