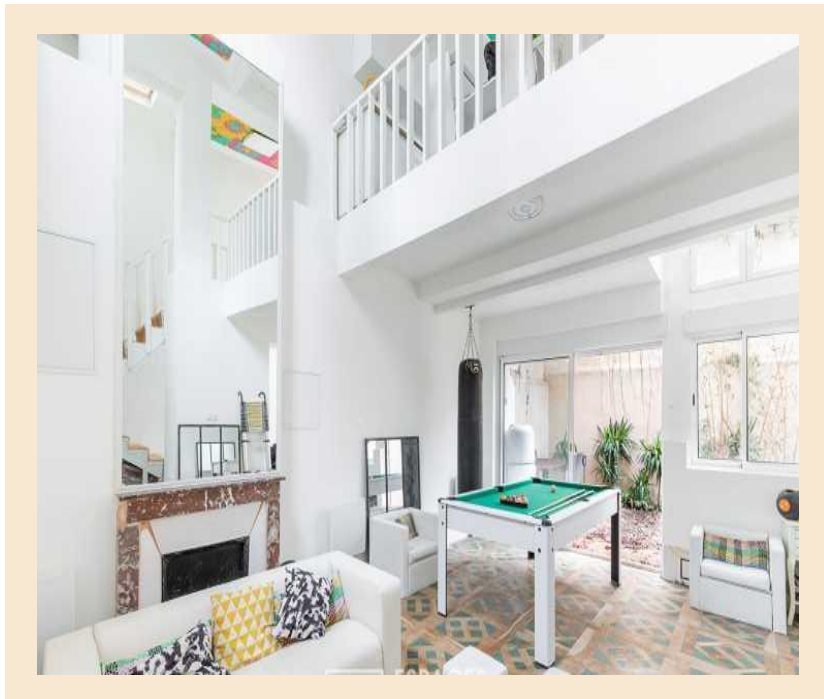


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Townhouse with garden in the historic Peupliers district of Paris 13th

Paris , Paris , Paris Ile-de-France



€1,390,000

inc. of agency fees

3 Beds

103.61 sqm

At the crossroads of Place de l'Abbé Georges Hénocque and Square des Peupliers, this freehold townhouse of 103.61 sqm on the ground (74 sqm of living space), a former workers' building from the first...

At a Glance

Reference MFH-PARIS8963

Bed 3

Near to Paris

Pool No

Price €1,390,000

Hab.Space 103.61 sqm

Land Tax N/A

Property Description

At the crossroads of Place de l'Abbé Georges Hénocque and Square des Peupliers, this freehold townhouse of 103.61 sqm on the ground (74 sqm of living space), a former workers' building from the first decades of the 20th century, is full of potential and offers a living environment that is both peaceful and authentic, in the heart of the 13th arrondissement.

Its charm is displayed in a private garden of 45 sqm, conducive to moments of calm and relaxation, while being close to shops, schools and transport, for greater comfort of life.

The garden level, with its imposing ceiling height, offers a bright and airy living space, opening onto the garden.

On the first floor, the kitchen benefits from a plunging view of the living room. This layout, both functional and friendly, allows you to enjoy a beautiful opening between the two spaces while preserving a certain privacy.

On the second floor, three bedrooms share a bathroom. The attic, accessible from one of the bedrooms, provides additional space to be converted, offering potential for expansion as desired.

This address benefits from the immediate proximity of metro lines 5, 6, 7 and 14 which are just a few steps away and provide connections to the rest of the capital or to Orly airport.

The Peupliers district, renowned for its "village" atmosphere and picturesque streets, offers a pleasant and practical living environment, between residential tranquility and accessibility, an atypical haven of peace very popular with families.

Metros: Tolbiac (line 7), Place d'Italie (lines 5 and 7) and Maison Blanche (lines 7 and 14) Buses: 57 and 62.

ENERGY CLASS: E CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from energy prices indexed for the years 2021, 2022, 2023 between EUR1,520 and EUR2,100 per year.

Summary

Property type:	House
Bedrooms:	3
Price	€1,390,000

Key Information

Year Built:	1920
Internal Area:	103.61 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



Gallery





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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.

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