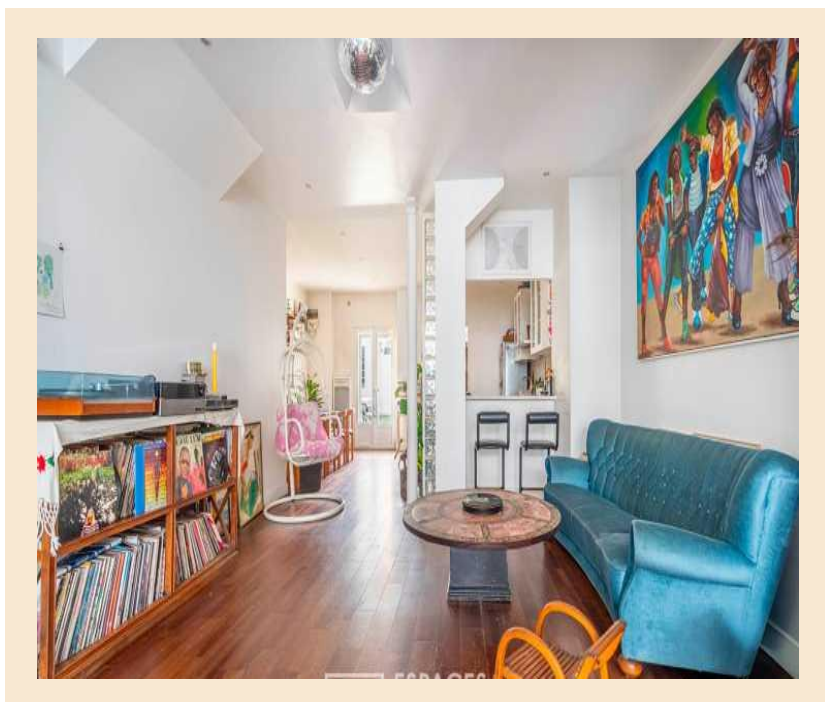


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Old shop with courtyard and basement

Saint Ouen Sur Seine , Seine-Saint-Denis , Paris Ile-de-France



€755,000

inc. of agency fees

3 Beds

120.12 sqm

Located 200m from Paris, in the Debain-Michelet district, this former shop of 125.34m² (120.12m² Carrez) on two levels, is located on the ground floor and benefits from a 23m² courtyard. The entrance...

At a Glance

Reference MFH-PARIS9005

Near to Saint Ouen Sur Seine

Price €755,000

Bed 3

Pool No

Hab.Space 120.12 sqm

Land Tax N/A

Property Description

Located 200m from Paris, in the Debain-Michelet district, this former shop of 125.34m² (120.12m² Carrez) on two levels, is located on the ground floor and benefits from a 23m² courtyard.

The entrance leads to a living room opening onto a kitchen benefiting from a nice height. In the extension, the night area accommodates a dressing room then a bedroom, decorated with a bathroom with shower cubicle and a water closet.

This first level of 56 sqm benefits from a large window on the front of the former shop and is articulated around a 23 sqm courtyard with a patio spirit, accessible from the different spaces.

A second water closet completes the plan.

The basement, accessible by a wooden staircase, consists of two adjoining rooms totaling 22m², converted into a children's bedroom and play area.

The renovation highlighted by quality materials, such as wood and polished concrete, combined with the display window and a second-hand decoration highlights the history of this living space with a vintage spirit and suitable for entertaining.

Two cellars complete this property subject to the status of co-ownership.

Metro and Tram: Clignancourt 700 meters away.

Information on the risks to which this property is exposed is available on the G orisques website:

ENERGY CLASS: E CLIMATE CLASS: B

Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR2,920 and EUR4,010

RSAC: Paris

Condominiums of 29 units (No proceedings in progress).

Annual expenses : 5684 euros.

Summary

Property type: Apartment
Bedrooms: 3
Price: €755,000

Key Information

Internal Area: 120.12 sqm

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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