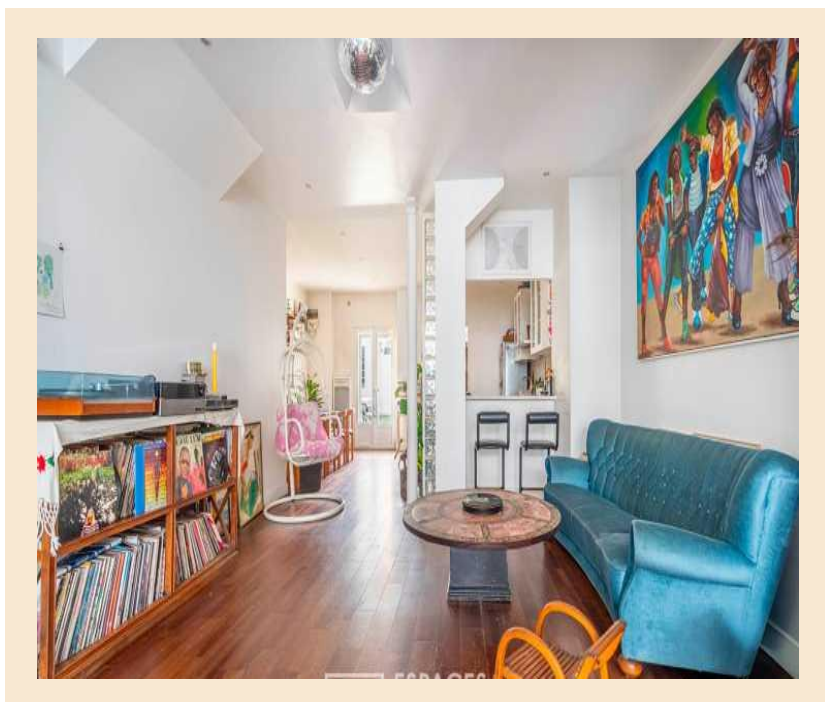


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## Old shop with courtyard and basement

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 125.34m<sup>2</sup> (120.12m<sup>2</sup> Carrez) on two levels, is located on the ground floor and benefits from a 23m<sup>2</sup> 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 125.34m<sup>2</sup> (120.12m<sup>2</sup> Carrez) on two levels, is located on the ground floor and benefits from a 23m<sup>2</sup> 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 22m<sup>2</sup>, 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 eorisques 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 : 148 euros.

## Summary

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

## Key Information

Internal Area: 120.12 sqm

## 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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**C. BAUER – Sunday Times**

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