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## Building land with building permit

**Bagnolet** , **Seine-Saint-Denis** , **Paris Ile-de-France**



# €525,000

inc. of agency fees

4 Beds   3 Baths   128 sqm   0.02 ha

Located in the Dhuis district, near Paris and Les Lilas, in the quiet of a one-way street, a 195m<sup>2</sup> building plot with building permit accepted and purged of all appeals. The building permit project provides...

### At a Glance

<b>Reference</b>	MFH-PARIS8203	<b>Near to</b>	Bagnolet	<b>Price</b>	€525,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	128 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the Dhuis district, near Paris and Les Lilas, in the quiet of a one-way street, a 195m<sup>2</sup> building plot with building permit accepted and purged of all appeals.

The building permit project provides for a final house on 3 levels totaling 128m<sup>2</sup>. This property set back from the street benefits from a parking space at the front and a green space of 23m<sup>2</sup>, and at the rear, a terrace of 14m<sup>2</sup> and a garden of 48m<sup>2</sup>.

On the ground floor, a 48m<sup>2</sup> living room with kitchen opening onto a full-level terrace, a laundry room and a

water closet complete the plan.

On the first floor, there are three bedrooms, one with a shower room supplemented by a bathroom and an independent water closet.

On the last level there is a master suite with a bathroom with water closet. This sleeping area is extended by an 18m<sup>2</sup> terrace facing south/east.

The work to be carried out remains the responsibility of the purchaser.

This property offers multiple layout and layout possibilities allowing you to define the spaces and the quality of the materials chosen as you wish.

A parking space completes this freehold house.

Tramway T3b: Adrienne Bolland at 700 meters

Metro line 11: Mairie des Lilas and Porte des Lilas 1km away

Metro line 3: Galliéni 1 km away

Property not subject to the DPE

Information on the risks to which this property is exposed is available on the GÉORISKS website:

RSAC: Paris

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€525,000

## Key Information

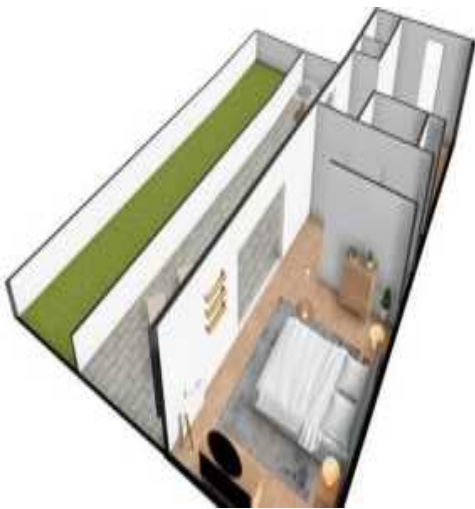
Internal Area:	128 sqm
Land Area:	0.02 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery





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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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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