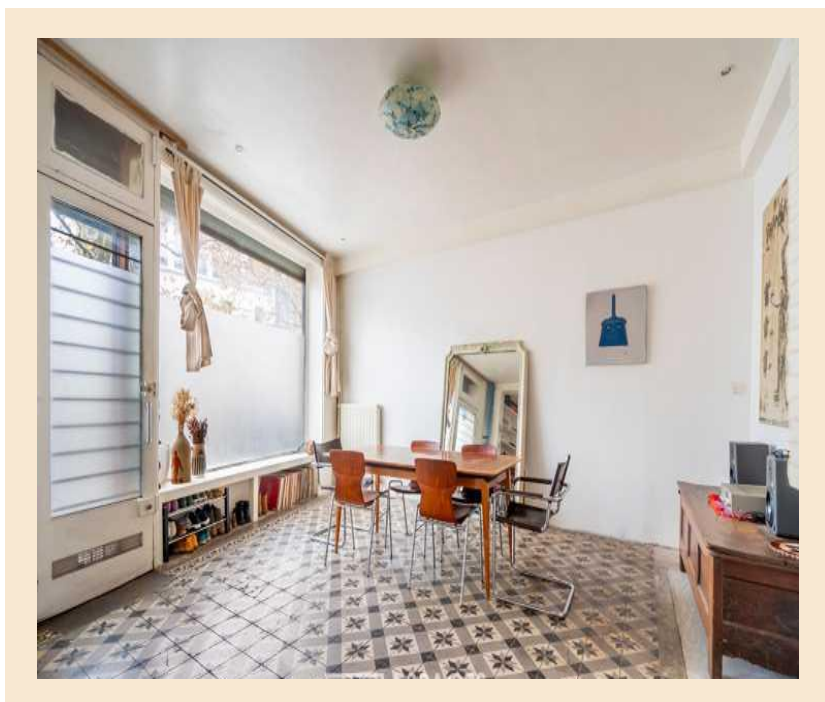


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Old shop with garden on Place Carnot

Montreuil , Seine-Saint-Denis , Paris Ile-de-France



€650,000

inc. of agency fees

2 Beds 1 Baths 106 sqm

Located on the legendary Place Carnot, this former shop converted into an apartment offers 105.59m² (Carrez and ground floor), to which are added a 38.5m² garden and a cellar in the basement, directly...

At a Glance

Reference	MFH-PARIS9497	Near to	Montreuil	Price	€650,000
Bed	2	Bath	1	Hab.Space	106 sqm
		Pool	No	Land Tax	N/A

Property Description

Located on the legendary Place Carnot, this former shop converted into an apartment offers 105.59m² (Carrez and ground floor), to which are added a 38.5m² garden and a cellar in the basement, directly accessible from inside the property.

Behind the glass facade, the reception area has now been converted into a living room, where a lounge adjoins a dining room to form a space of almost 36m². It is in the back of the shop that the kitchen is now

located, sheltered by a glass roof with a most authentic character, pleasantly diffusing light throughout the space.

Accessible from the kitchen or the living room, a large dressing room borders a bedroom with the appearance of a workshop, and offers private access to the cellar.

A second bedroom provides access to an outdoor space of 38m², consisting of a paved terrace bordering a garden with trees in the open ground.

A bathroom with toilet completes the property.

A space to reinvent, located on one of the most emblematic squares of Montreuil.

Residential premises subject to co-ownership status.

Croix de Chavaux metro station 450m away.

ENERGY CLASS: F / CLIMATE CLASS: F.

Estimated average amount of annual energy expenditure for standard use, established from the 2021/2022/2023 energy readings: between EUR3,350 and EUR4,590.

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

RSAC: Cr eteil

Condominiums of 17 units (No proceedings in progress).

Annual expenses : 3329 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€650,000

Key Information

Internal Area:	106 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



Gallery





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C. BAUER – Sunday Times

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