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House with garden and terrace

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



€740,000

inc. of agency fees

3 Beds 1 Baths 144 sqm

Located on the edge of the Parc des Guilands, in a one-way street, quiet and close to all amenities, this double house of 144 m² on the ground benefits...

At a Glance

Reference MFH-PARIS9800

Bed 3

Near to Bagnolet

Bath 1

Pool No

Price €740,000

Hab.Space 144 sqm

Land Tax N/A

Property Description

Located on the edge of the Parc des Guilands, in a one-way street, quiet and close to all amenities, this double house of 144 m² on the ground benefits from an enclosed garden of 120 m² and a terrace.

From the street, the courtyard allows you to create a real SAS between it and the house.

The entrance leads to a 27 m² living room/living room with old parquet flooring and a fireplace. The living space is extended by an independent kitchen.

On the other hand, there is a bedroom and an office. A separate WC completes this level.

Upstairs, located in the attic, a 45 m² bedroom has a view of the Eiffel Tower.

On the garden level, there is a bedroom with dressing room, a bathroom with shower and bathtub, a separate toilet, a laundry room and a storage room.

Outside, accessible from the ground floor or the garden level, an enclosed, unobstructed garden of 120 m² and a terrace of 12 m² benefit from an ideal exposure (South-West).

The calm, generous volumes and multiple development possibilities make this family home unique in the area.

Metro line 3: Galliéni 650 meters

ENERGY CLASS: E / CLIMATE CLASS: E

Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between euros2,800 and euros3,850 (subscription included)

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€740,000

Key Information

Internal Area:	144 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



Gallery







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