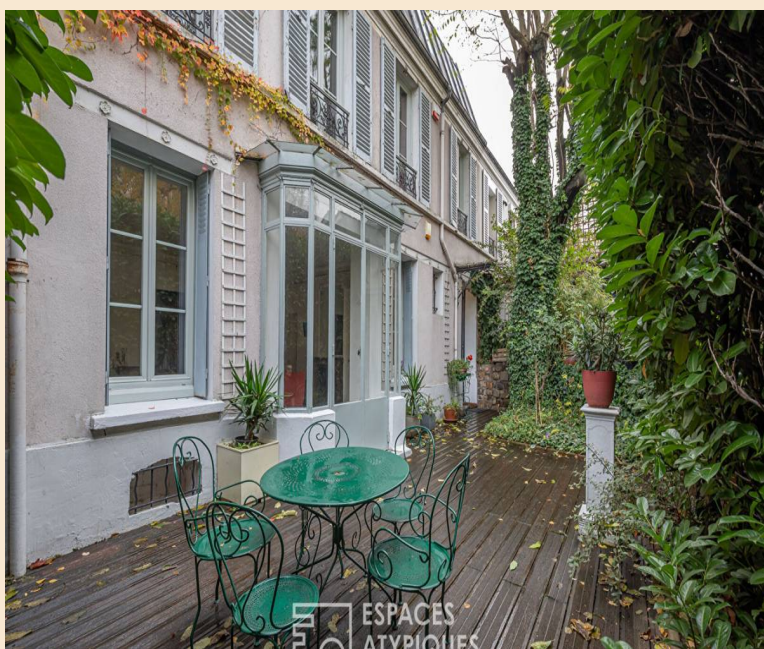


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## Mansion in a former crystal factory with tree-lined terrace

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



# €920,000

inc. of agency fees

4 Beds   1 Baths   235 sqm   0.01 ha

Located between Paul Bert and the 4 paths, within a co-ownership resulting from the rehabilitation of an old crystal factory dating from the beginning...

### At a Glance

<b>Reference</b>	MFH-PARIS9984	<b>Near to</b>	Aubervilliers	<b>Price</b>	€920,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	235 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located between Paul Bert and the 4 paths, within a co-ownership resulting from the rehabilitation of an old crystal factory dating from the beginning of the 20th century, this house totals 235.52m<sup>2</sup> on the ground (178.56 m<sup>2</sup> Carrez) extended by a terrace tree-lined 53m<sup>2</sup>.

From a shared paved courtyard, hidden by a hedge, the tree-lined terrace leads to the main entrance. The hall

leads to a living room decorated with an original marble fireplace and a bow window offering direct access to the outside. A kitchen and a toilet complete this floor.

The first floor accommodates 3 bedrooms, each with a bathroom.

On the second and last floor, a hallway with integrated storage leads to a suite with bathroom and dressing room then an attic living room under glass roofs with a full-height custom-made library. The workshop glass roof diffuses generous overhead light throughout the room, extended by a space with kitchen and an attic.

From the entrance, a basement serves two bedrooms and a bathroom, lit by two windows located at the base of the building. A cellar completes this level.

The numerous moldings, the original wooden staircase and the solid parquet floors give this unique family home an undeniable character.

Metro: Line 7 Aubervilliers-Pantin Quatre Chemins (6min), Line 12 Aubervilliers Town Hall (13min)

ENERGY CLASS: E / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021 between euros3,390 and euros4,650

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

RSAC: Paris

Condominiums of 6 units (No proceedings in progress).

Annual expenses : 1812 euros.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€920,000

## Key Information

Internal Area:	235 sqm
Land Area:	0.01 ha
Has a Garden	Yes

## 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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