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3 bedroom New Build in Paris

Paris , Paris , Ile-de-France



€1,310,000

inc. of agency fees

3 Beds 2 Baths 84 sqm 29 ha

The Saint-blaise District Of
Hidden Treasures In The Heart
Of The 20th Between The Streets
Irénée Blanc And Jules Siegfried
Lies The...

At a Glance

Reference MFH-
PROAN3098210

Bed 3

Land 29 ha

Near to Paris

Bath 2

Pool No

Price €1,310,000

Hab.Space 84 sqm

Land Tax N/A

Property Description

THE SAINT-BLAISE DISTRICT OF HIDDEN TREASURES IN THE HEART OF THE 20TH

Between the streets Irénée Blanc and Jules Siegfried lies the Campagne à Paris, a small corner of tranquility rare in the capital. You will be seduced by the silence and the beauty of the pavilions decorated with canopies and small gardens.

The natural garden of the 20th is a true haven of peace. With its wild plants and its pond animated by the songs of frogs and the dances of dragonflies, you will escape into an oasis of greenery.

Explore Rue des Vignoles with its picturesque dead ends and its garden on the roof of the gymnasium. A real delight for lovers of greenery.

Villa Castel, famous thanks to Truffaut's film "Jules & Jim", invites you to discover its timeless charm behind its large wrought iron gate.

The district is full of little gems like the Passage Plantin, rue Laurence-Savart and the Villa Riberolle, offering unique moments between history and contemporary art.

Stroll along Rue Saint-Blaise and admire the preserved atmosphere of 19th-century rural Paris, while enjoying Square des Grès, an enchanting green setting surrounded by low houses with authentic charm.

Don't miss a visit to the Saint-Germain de Charonne church, a historical monument with its preserved parish cemetery.

Paris - 20ème - New apartment for sale in 'La Campagne'

Close to Père Lachaise, schools, colleges and high schools, squares and green spaces, numerous boutiques and shops in a lively 20th district: the Jardins de Galleron are an ideal place where life is good.

By choosing to settle in the south of the Saint-Blaise district, you benefit from a pleasant living environment, easy transport and access to cultural and gastronomic wealth.

The Les Jardins de Galleron residence combines elegance and modernity. With its 12 apartments ranging from T2 to T4, this residence offers a variety of accommodation adapted to all needs and lifestyles. Each apartment has been carefully designed, with an emphasis on comfort and functionality. In addition, all ground floor apartments benefit from a private garden.

The living spaces are bright and spacious, providing a pleasant atmosphere for relaxing and entertaining. In addition, the residence also includes a professional premises on the ground floor.

ENJOY THE OUTDOORS

Discover the joy of living outdoors and enjoy unparalleled moments of relaxation on the sunny terraces of our new residence.

IN COMPLETE CALM

Residence in the heart of a small one-way street and a tree-lined square, the Jardins de Galleron are a true oasis of tranquility in the south of the 20th arrondissement.

COMFORT & MODERNITY

Each apartment in our residence benefits from high-end finishes, highlighting noble materials and refined details. Discover a perfect harmony between timeless elegance and modern comfort in each apartment.

AVAILABLE SERVICES

Isophonic screed

Laminated parquet in dry rooms

45x45 tiles in wet rooms

Vanity unit in bathrooms and shower rooms

Metal joinery

Electric roller shutters in all rooms with centralized control

Landing door equipped with a 5-point side lock A2P ranking**

Digicode and videophone

Equipped kitchen up to and including T2 (option on T3 and above)

Showers with extra-flat tray and doors

wall-hung toilet

T3 and above: a heat pump provides heating and hot water production

Low temperature heated floor

saving space on the walls

Thermal performance: RE 2020 level

Residence equipped with a connected parcel box

SPACIOUS LIVING SPACES

The apartments in our residence offer generous living spaces, ensuring comfort and conviviality. Enjoy the home you have always dreamed of with our spacious apartments where each room has been designed to maximize well-being and functionality, creating an ideal environment for quality living.

FULL OF LIGHT

Let natural light flood your daily life in your apartment, promoting your well-being and your development, for inspiring moments of life. Our large modern joinery promises an atmosphere where serenity and sweetness of life reign.

5 MIN FROM SCHOOLS AND COLLEGES

3 MIN FROM FOOD SHOPS

2 MINUTES FROM MYTHICAL PLACES OF PARISIAN LIFE (MAMA SHELTER, LA FLÈCHE D'OR)

10 MIN FROM THE PERE LACHAISE CEMETERY

1 MIN FROM THE PYRÉNÉES - BAGNOLET BUS STOP (LINES 26, 64, 76)

5 MIN FROM THE MARIE DE MIRIBEL TRAM STOP (LINE T3B)

10 MIN FROM ALEXANDRE DUMAS METRO STATION (LINE 2)

Summary

Property type:	New Build and Off-Plan
Bedrooms:	3
Bathrooms	2
Price	€1,310,000

Key Information

Internal Area:	84 sqm
Land Area:	29 ha

Location: Ile-de-France



Gallery



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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

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 cooling 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.

Testimonials

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.

S. and L. BROWN



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