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## House with workshop and garden

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



**€1,190,000**

**inc. of agency fees**

**5 Beds   2 Baths   280 sqm   0.04 ha**

Near Paris between La Villette and La Cité Fertile, this house, to be refreshed, in full ownership of 280m2 spread over 3 levels, benefits from a garden,...

### At a Glance

**Reference** MFH-PARIS6265

**Near to** Pantin

**Price** €1,190,000

**Bed** 5

**Bath** 2

**Hab.Space** 280 sqm

**Land** 0.04 ha

**Pool** No

**Land Tax** N/A

### Property Description

Near Paris between La Villette and La Cité Fertile, this house, to be refreshed, in full ownership of 280m<sup>2</sup> spread over 3 levels, benefits from a garden, two terraces, and a garage. Characterized by generous volumes, this three-level building is built on a full basement, this living space benefits from a 25m<sup>2</sup> reserve and a 35m<sup>2</sup> workshop at the back of the garden. On the ground floor, a triple living room of 86m<sup>2</sup> decorated with a platform and a wood stove, opens onto the kitchen, and offers direct access to the garden. A large shed and a water closet complete the level.

An old wooden staircase leads to the first floor consisting of a 25m<sup>2</sup> terrace, a dining kitchen, two large bedrooms, a bathroom with shower, and a toilet.

On the second level, three large bedrooms, a bathroom with shower and a water closet coexist.

This town house, a true creative laboratory, will allow a layout to suit your taste

ENERGY CLASS: E/ CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros2,862 and euros3,590

Metro: Quatre Chemins at 350m and RER Pantin at 900m

RSAC: Paris

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€1,190,000

Key Information

Internal Area:	280 sqm
Land Area:	0.04 ha
Has a Garden	Yes

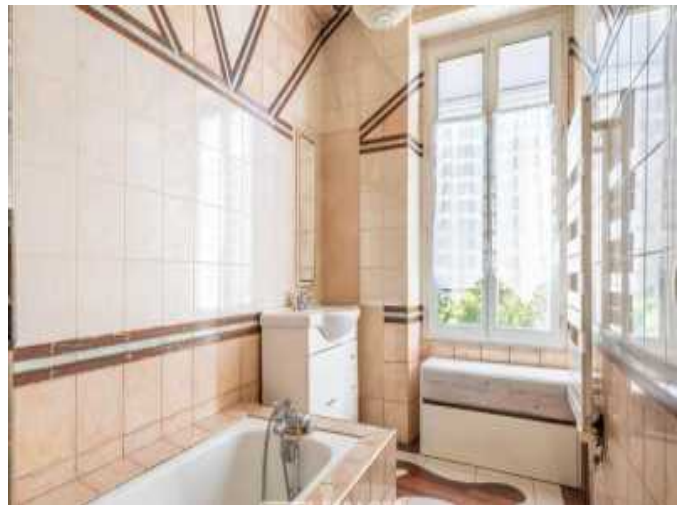
Location: Paris Ile-de-France

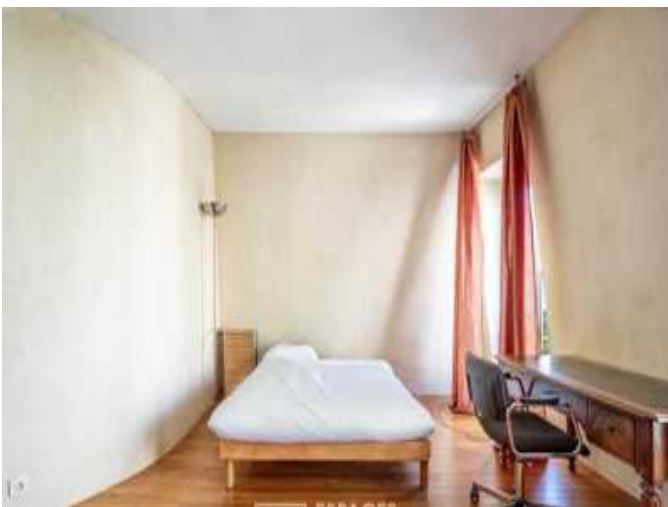


## Gallery













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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.

**S. and L. BROWN**



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