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## House with garden and 100m2 plateau on the ground floor

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



# €1,198,000

**inc. of agency fees**

**5 Beds   3 Baths   266 sqm   0.01 ha**

Located on the outskirts of the Parc de la République de Pantin, on the edge of Les Lilas, this house to be refreshed with a total surface area of ??266m2...

### At a Glance

**Reference** MFH-PARIS6554

**Near to** Pantin

**Price** €1,198,000

**Bed** 5

**Bath** 3

**Hab.Space** 266 sqm

**Land** 0.01 ha

**Pool** No

**Land Tax** N/A

### Property Description

Located on the outskirts of the Parc de la République de Pantin, on the edge of Les Lilas, this house to be refreshed with a total surface area of 266m<sup>2</sup> consists of commercial premises on the ground floor, a residential area on the two upper levels, a 120m<sup>2</sup> garden and a double garage.

On the ground floor, a 15m<sup>2</sup> office with independent access alongside a double garage, a 67m<sup>2</sup> room lit by overhead light, two studios of 9 and 11m<sup>2</sup> and a bathroom with WC.

An exterior staircase leads to the living area which extends over two floors.

On the first level, a kitchen takes place next to the living room with fireplace of 29m<sup>2</sup>, two bedrooms and a bathroom with toilet.

Accessible by an internal staircase, the second level accommodates three bedrooms, a bathroom and a water closet.

The volume and location of this house make this place an ideal space for combining work and living or for reorganizing the space.

ENERGY CLASS: F / CLIMATE CLASS: F Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros3,900 and euros5,330.

Metro: Mairie des Lilas, 750 meters away.

RSAC: Paris

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€1,198,000

Key Information

Internal Area:	266 sqm
Land Area:	0.01 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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**S. and L. BROWN**



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