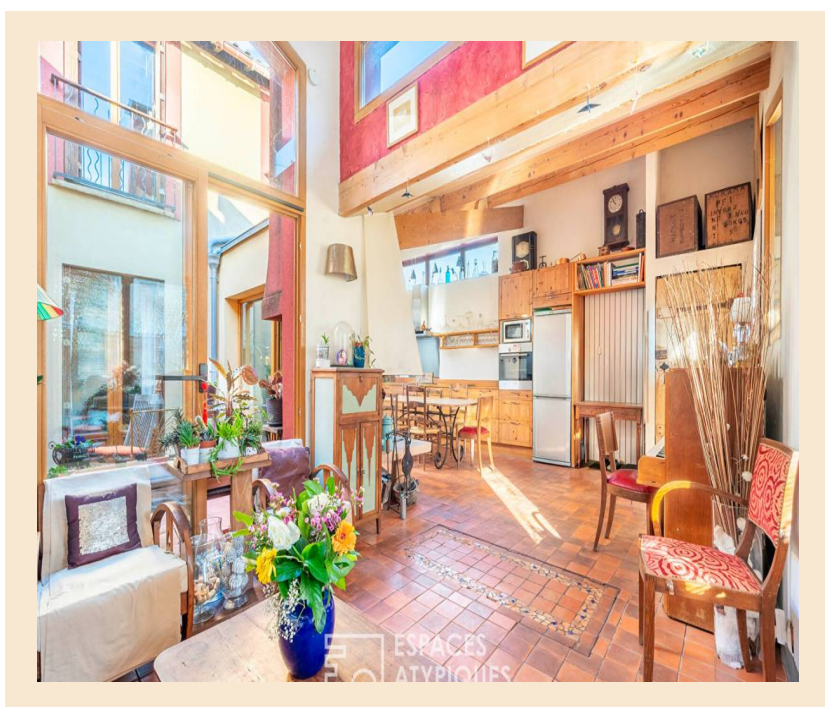


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House with patio and garden

Les Lilas , Seine-Saint-Denis , Paris Ile-de-France



€795,000

inc. of agency fees

3 Beds 1 Baths 94.78 sqm

Located in the heart of the block, in absolute calm, in the immediate vicinity of Serge Gainsbourg and all amenities, this house of 94.78 sqm on the ground...

At a Glance

Reference MFH-PARIS9923

Bed 3

Near to Les Lilas

Bath 1

Pool No

Price €795,000

Hab.Space 94.78 sqm

Land Tax N/A

Property Description

Located in the heart of the block, in absolute calm, in the immediate vicinity of Serge Gainsbourg and all amenities, this house of 94.78 sqm on the ground (93.40 sqm Carrez) benefits from a patio as well as a garden of 170 sqm.

At the back of the condominium, a gate allows you to discover the Japanese-style garden of 170 sqm benefiting from a triple exposure (East-South-West).

The entrance reveals the living spaces totaling 38 sqm, adorned with terracotta tiles and decorated with a fireplace. On the one hand, there is a kitchen-diner with custom-made fittings. On the other hand, the living room deploys exposed beams under 4.60 meters of height. Accessible by a hatch, a real helical wine cellar has been custom-made. The numerous openings bathe the whole in light.

The outdoors invites you inside thanks to the large bay windows articulated around a 12 sqm patio accessible on one level from each room.

A bedroom, an office space, a bathroom and a separate toilet complete this level.

Upstairs there are two bedrooms of 11 sqm and 15 sqm respectively.

The generous volumes, the ideal location and the calm make this family home unique and ideal for entertaining.

Metro line 11: Serge Gainsbourg 30 seconds away.

ENERGY CLASS: E / CLIMATE CLASS: E

Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR2,480 and EUR3,390 (subscription included)

EI - RSAC: Bobigny

Condominiums of 13 units (No proceedings in progress).

Annual expenses : 1005 euros.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€795,000

Key Information

Internal Area:	94.78 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



Gallery







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S. and L. BROWN



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