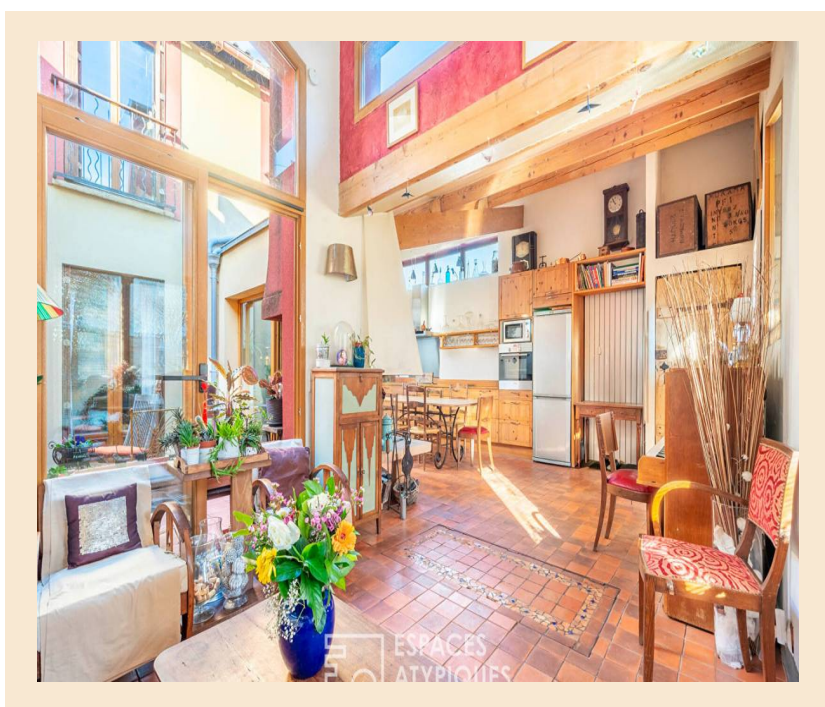


[Click to view MFH-PARIS9923](#)

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







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved