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House with terrace and veranda

Bagnolet , Seine-Saint-Denis , Paris Ile-de-France



€695,000

inc. of agency fees

3 Beds

130 sqm

Located near Parc Jean-Moulin-Les Guilands, on a quiet one-way street, this dual-aspect East-West house spreads its 130.65 m² over three levels. Built...

At a Glance

Reference MFH-PARIS11019

Near to Bagnolet

Price €695,000

Bed 3

Pool No

Hab.Space 130 sqm

Land Tax N/A

Property Description

Located near Parc Jean-Moulin-Les Guilands, on a quiet one-way street, this dual-aspect East-West house spreads its 130.65 m² over three levels. Built in 2010, this living space boasts a veranda and an 18 m² terrace.

Access via the 22 m² courtyard creates a true airlock between the street and the house.

Two independent entrances on the ground floor provide access to a 17 m² space used as an office, perfect for a freelance professional. A 19 m² bedroom with a shower room and dressing room, as well as a separate toilet, complete this level.

Upstairs, the 50 m² living area, divided into several spaces including an open kitchen, a dining room, and a living room, benefits from a recently built veranda extending into an 18 m² terrace. This space, enhanced by a library, is bathed in light thanks to the large windows. Custom-made fittings and quality materials add character to the space.

On the top level, a landing leads to two bedrooms, each with a private shower room and toilet.

Recent energy-efficient equipment, including an air-to-air heat pump, the generous volumes, and the tranquility make this family home unique in the area.

Parking is available at the front of the house.

Metro line 3: Gallieni, 450 meters away

ENERGY CLASS: C / CLIMATE CLASS: A

Estimated average annual energy costs for standard use, based on 2021 energy prices:
between euros1,280 and euros1,790 (subscription included)

Summary

Property type:	House
Bedrooms:	3
Price	€695,000

Key Information

Year Built:	2010
Internal Area:	130 sqm

Location: Paris Ile-de-France



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S. and L. BROWN



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