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Bourgeois townhouse with garden and artist's studio to make your own ?...

Paris , Paris , Paris Ile-de-France



€3,400,000

inc. of agency fees

8 Beds 2 Baths 369 sqm

Tucked away in a quiet courtyard, this late 19th-century bourgeois townhouse offers a true escape from time right in the heart of Épinettes, just near...

At a Glance

Reference MFH-PARIS10453-C1
Bed 8

Near to Paris
Bath 2
Pool No

Price €3,400,000
Hab.Space 369 sqm
Land Tax N/A

Property Description

Tucked away in a quiet courtyard, this late 19th-century bourgeois townhouse offers a true escape from time right in the heart of Épinettes, just near the charming Batignolles district.

Behind its preserved brick façade, this character-filled home to make your own spans a total of 368.80 sq.m (288.37 sq.m loi Carrez), plus an additional 72 sq.m of attic space and 121 sq.m of exclusive outdoor areas:

- At the front, a 55 sq.m landscaped garden warmly welcomes visitors.
- At the rear, accessible from both the garden level and basement, a bright 66 sq.m winter garden - ideal as an artist's studio - flooded with natural light.

The 78 sq.m garden level opens onto an entrance hall leading to a 29 sq.m double living room, a 16 sq.m kitchen, a 14 sq.m office, and a separate WC.

This floor can accommodate a professional or home office activity.

The visit continues via the central staircase.

The first floor (76 sq.m) currently features a 26 sq.m sitting room, two beautiful bedrooms (15 and 16 sq.m), a spacious 12 sq.m bathroom, and a separate WC.

On the second floor (74 sq.m), you'll find four bedrooms of around 13 sq.m each, another 12 sq.m bathroom, and a separate WC.

From the landing, there's access to the attic space.

A separate entrance on the ground floor leads to a 62 sq.m basement. Lit by skylights, this level has been converted into a lounge-office, laundry area, shower room, and storage space.

Original features such as parquet flooring, fireplaces, and ceiling moldings will appeal to

lovers of authentic architecture.

The house, structurally sound and well maintained, is ready for a modern touch to fully reveal its unique character.

A healthy and spacious 74 sq.m cellar beneath the house completes this property, which is part of a condominium.

A rare property waiting for a new chapter to unlock its full potential.

Metro station La Fourche (Line 13)

+33 6 71 95 05 24

Condominiums of 64 units (No proceedings in progress).

Annual expenses : 6597 euros.

Summary

Property type:	House
Bedrooms:	8
Bathrooms	2
Price	€3,400,000

Key Information

Year Built:	1886
Internal Area:	369 sqm
Has a Garden	Yes

Location: Paris Ile-de-France

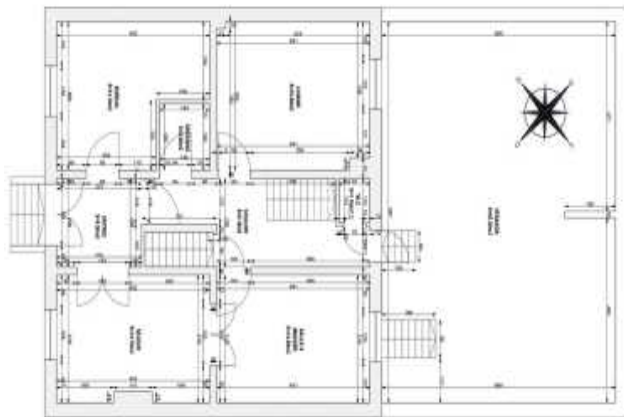


Gallery



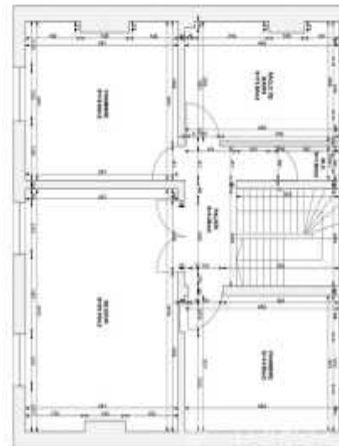


Rez-de-jardin



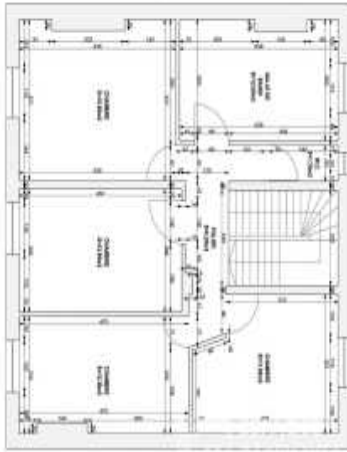
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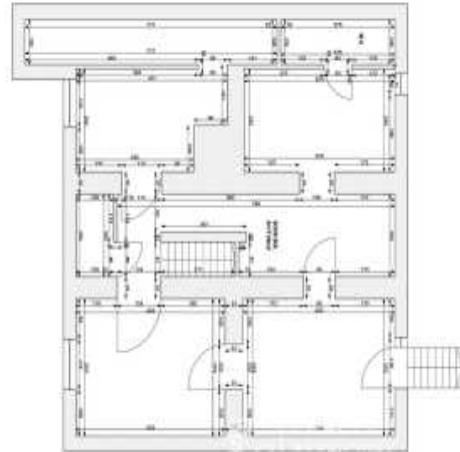
Document non contractuel

2^{ème} étage



Document non contractuel

Sous-sol



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S. and L. BROWN



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