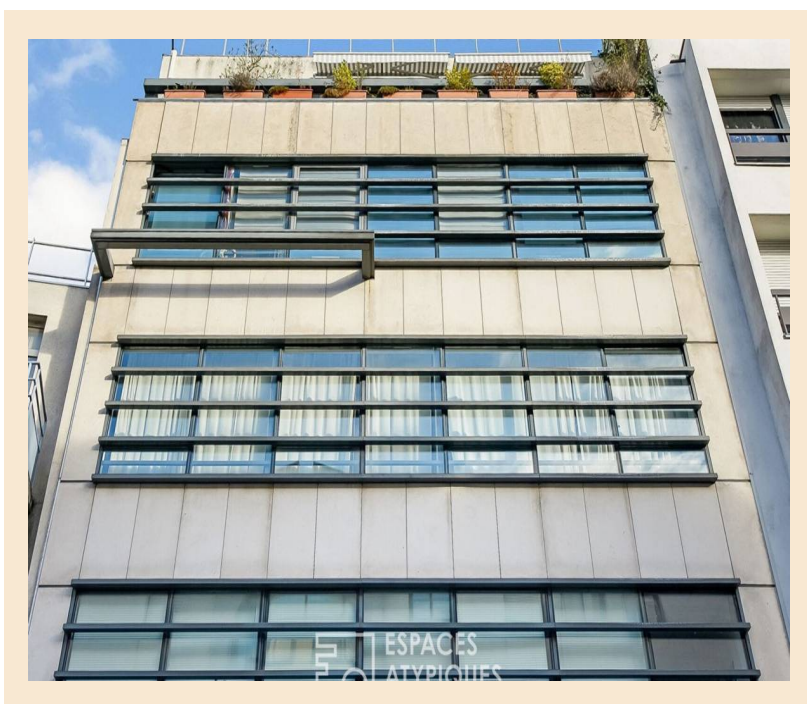


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Freehold mixed-use building? Halle Pajol

Paris , Paris , Paris Ile-de-France



€1,998,000

inc. of agency fees

300 sqm

A stone's throw from Halle Pajol and Gare du Nord, this independent, fully owned building has a total surface area of 476 m2 (286 m2 Carrez law). In very...

At a Glance

Reference MFH-PARIS10836

Near to Paris

Price €1,998,000

Pool No

Hab.Space 300 sqm

Land Tax N/A

Property Description

A stone's throw from Halle Pajol and Gare du Nord, this independent, fully owned building has a total surface area of 476 m² (286 m² Carrez law). In very good condition, it seduces with its flexibility of use and the quality of its construction (1992).

Behind a Vilhonneur stone facade, with its sober and contemporary architecture, this mixed-use building (residential and commercial) is spread over several levels, each offering distinct potential.

Basement: cellars and technical rooms (renovated in 2017), including the elevator.

Ground floor: A large entrance with high ceilings and multiple development possibilities: retail, professional premises or even the creation of a studio. This level is completed by four private parking spaces accessible from the entrance.

1st floor (commercial): An office space currently rented until June 2027, equipped with a water point and toilets, not to mention an outdoor space of more than 7 m².

2nd floor (commercial): Currently used as a furnished seasonal rental, this level includes three bedrooms, a bathroom and an open kitchen. Everything was renovated in 2018.

3rd floor (commercial): A second office space, sober and functional, rented until 2027.

4th top floor (residential): An apartment with a 17 m² terrace benefiting from a pleasant unobstructed view. It includes a living space with an open kitchen, a bedroom and a bathroom. The apartment was completely renovated in 2021.

This building now offers many possibilities: head office, rental investment or residential project. The absence of load-bearing walls and the quality of the interior fittings allow great freedom of reorganization.

Please note that the town hall does not have a right of pre-emption.

La Chapelle Metro Line 2

Summary

Property type: House
Price €1,998,000

Key Information

Year Built: 1992
Internal Area: 300 sqm

Location: Paris Ile-de-France

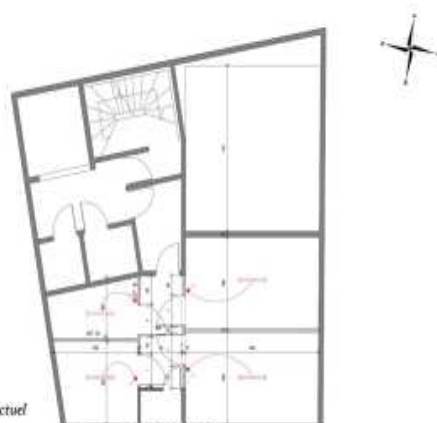


Gallery



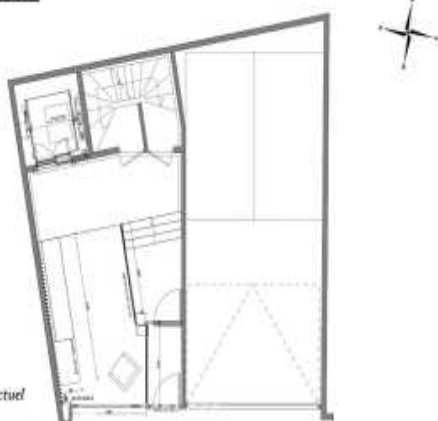
PLAN SOUS-SOL

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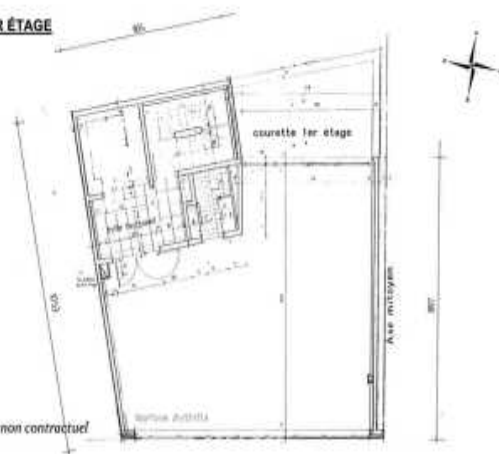
PLAN REZ-DE-CHAUSSEE

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PLAN 1ER ÉTAGE

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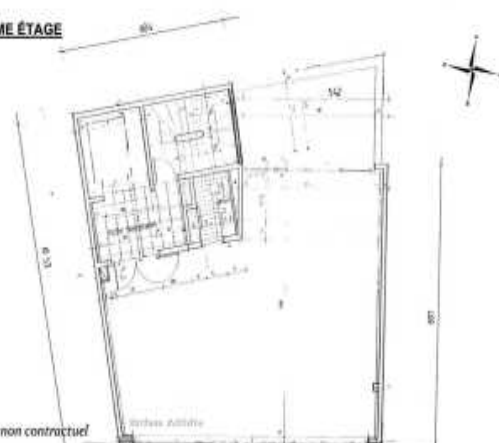
PLAN 2ÈME ÉTAGE

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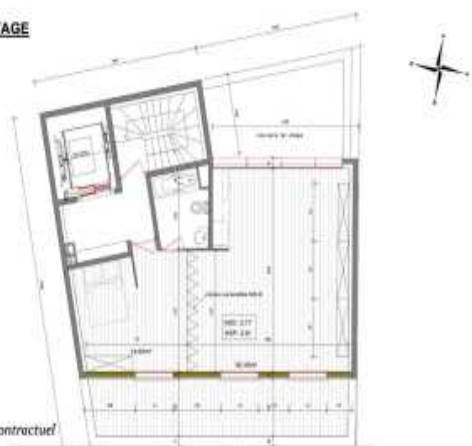
PLAN 3ÈME ÉTAGE

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PLAN 4ÈME ÉTAGE

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C. BAUER – Sunday Times

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S. and L. BROWN



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