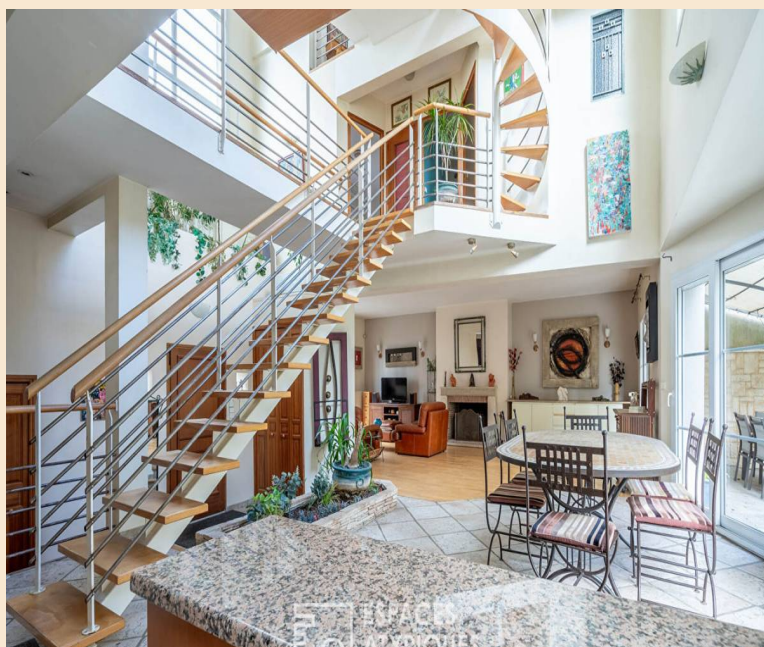


[Click to view MFH-PARIS11665](#)

## Architect-designed house with garden and terrace - near Les Lilas town...

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



**€1,200,000**

inc. of agency fees

4 Beds      200 sqm      0.03 ha

Located in a quiet area close to the Lilas town hall, in a one-way street, this fully owned architect-designed house with a surface area of approximately...

### At a Glance

**Reference** MFH-PARIS11665

**Near to** Les Lilas

**Price** €1,200,000

**Bed** 4

**Pool** No

**Hab.Space** 200 sqm

**Land** 0.03 ha

**Land Tax** N/A

### Property Description

Located in a quiet area close to the Lilas town hall, in a one-way street, this fully owned architect-designed house with a surface area of approximately 200m<sup>2</sup>, a true work of art on four levels, was designed to offer an exceptional living space. A large living room of 48sqm benefits from large openings providing beautiful and constant light throughout the day. This space, characterized by a ceiling height of 8 meters, inspires a feeling of freedom. An open kitchen of 12 sqm extended by a terrace and a garden of 95 sqm, an office, numerous custom storage spaces and a separate toilet complete this level. On the first floor, on the one hand, two bedrooms share a bathroom and a separate toilet and on the other hand, a walkway leads to a master suite. The latter, equipped with a bathroom equipped with a spa bath, a shower, a dressing room and private toilet, offers a haven of comfort and privacy. On the second floor, accessible by a spiral staircase, there is a bedroom equipped with a water point and a 40 sqm roof top facing south. A 78m<sup>2</sup> basement is organized into several spaces such as a workshop/playroom, a wine cellar, a laundry room, a separate toilet and a garage. The calm, the architectural singularity and the ideal location give this expressive property the perfect alliance between comfort and functionality. Metro line 11: Mairie des Lilas at 650 meters; future Serge Gainsbourg station at 350 meters ENERGY CLASS: C / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2011: EUR1,441

Summary

Property type:	House
Bedrooms:	4
Price	€1,200,000

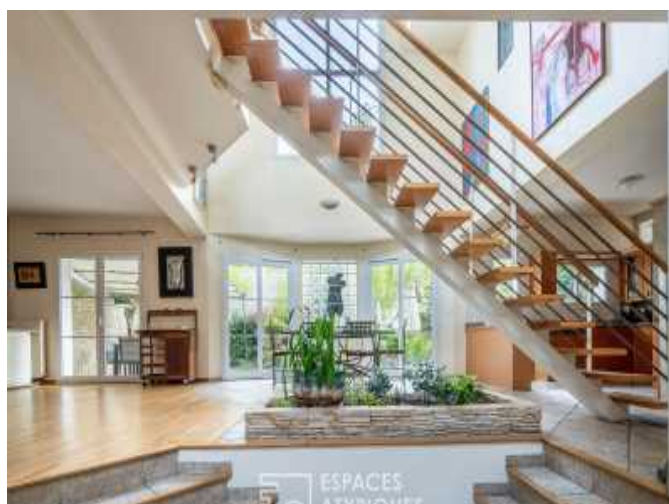
Key Information

Year Built:	1997
Internal Area:	200 sqm
Land Area:	0.03 ha
Has a Garden	Yes

Location: Paris Ile-de-France



## Gallery









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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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