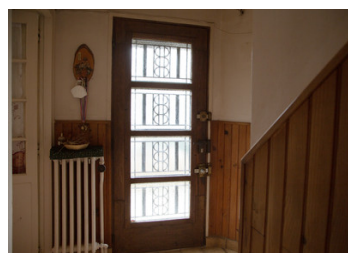
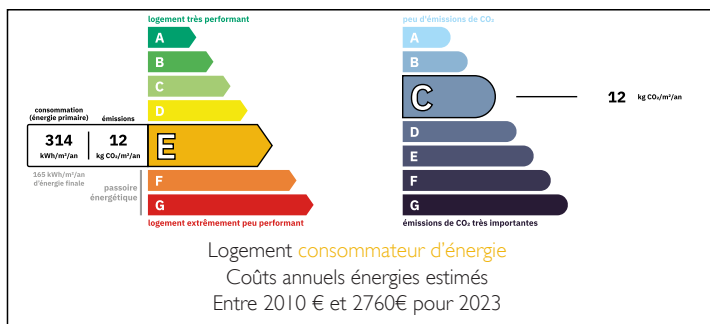


Romainville 93230 | Pavillon with a Patio with Fruit Trees | Garage & High Potential

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Romainville
Department:	Seine-Saint-Denis
Bed:	3
Bath:	2
Floor:	115 m ²
Plot Size:	15 m ²

IN BRIEF

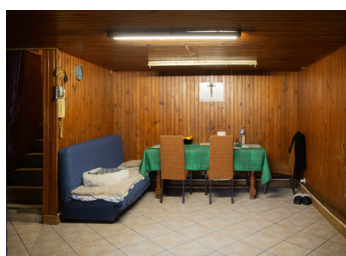
Romainville 93230 | Grand Quartier | 3 Bed | 115 m² | Patio 15 m² | Garage | Plan & Vidéo Tour 360° | Cellar | To Renovate | ERP E/C

Looking for a bright family home in a peaceful setting close to Paris? Discover this pavillon full of potential, featuring generous volumes spread over four levels and a rare, intimate outdoor space. Just 30 minutes from Châtelet, this house in Romainville is a hidden gem waiting to be revealed!

Hidden from view, the home's private patio is its true heart. Framed by an apple tree, fig tree and grapevines, this peaceful green sanctuary offers rare privacy, perfect for summer dining, family gatherings and relaxing outdoors. Just moments from Montreuil, the property enjoys a peaceful residential setting with excellent connectivity and strong transformation potential. With some cosmetic improvements, it...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1767 EUR

NOTES

DESCRIPTION

RARE FAMILY HOUSE NEAR PARIS — PRIVATE PATIO AND EXCEPTIONAL POTENTIAL

695,000€ INCLUDING AGENCY FEES — 6% agency fee payable by the seller

653,000€ net seller

Finding a genuine house with private outdoor space near Paris is increasingly rare. This charming family home in Romainville offers a distinctive alternative to apartment living, with approximately 115 m² over four levels, several bedrooms, a substantial lower level, two cellars and a private enclosed garage.

Its defining feature is the 15 m² secluded patio, beautifully planted with an apple tree, fig tree and grapevines. An outdoor fireplace completes this intimate green sanctuary, creating the atmosphere of a small country house despite its proximity to Paris. For a family seeking space, privacy and outdoor living close to the capital, this is a particularly appealing combination.

□

THE FEEL OF A COUNTRY HOUSE ON THE DOORSTEP OF PARIS

One of the property's greatest strengths is its atmosphere. The landscaped patio, fruit trees, grapevines and outdoor fireplace create an exceptional sense of privacy and tranquillity, difficult to find in a house so close to Paris. The property offers a particularly appealing balance between urban accessibility and the lifestyle of a traditional family home. Imagine children playing in the patio, long summer lunches around a large table, evenings entertaining friends, or simply enjoying a peaceful outdoor space after a busy day in Paris. This unique atmosphere gives the property a genuine sense of character and soul, while leaving considerable scope for the new owners to...