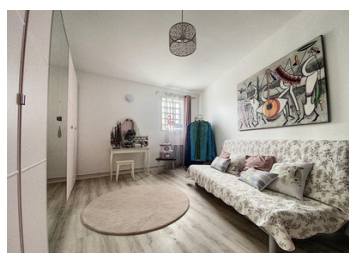


Loft-style apartment, 108 sqm total, 2 bedrooms, private entrance – Pantin Church area



INFORMATION

Town:	Pantin
Department:	Seine-Saint-Denis
Bed:	2
Bath:	1
Floor:	108 m2
Plot Size:	0 m2

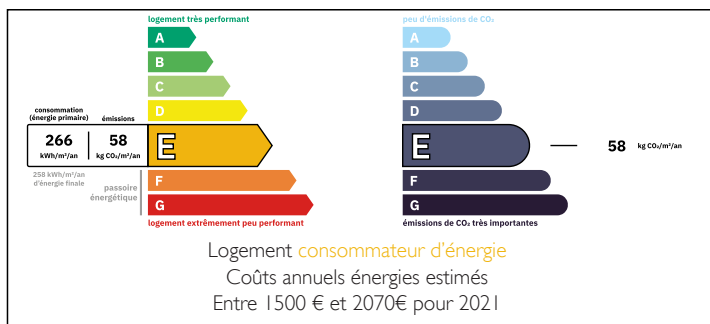
IN BRIEF

Located near Pantin Church, in a quiet one-way street and a small perpendicular courtyard, this ground-floor apartment benefits from an independent entrance, offering a lifestyle similar to a house.

Fully renovated, the property offers a total floor area of 108 sqm (85.86 sqm of living space). Designed in a loft style, it features a spacious open-plan living area with a fully equipped kitchen and central island, two bedrooms (one with dressing room), and a bathroom with WC.

A fully usable basement with natural light completes the property. Small co-ownership (5 units), low charges, and parking option available.

ENERGY - DPE



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.

DESCRIPTION

Surface breakdown

Entrance with kitchen: 19.75 sqm

Living room: 23.09 sqm

Corridor: 6.43 sqm

Bathroom with WC: 6.51 sqm

Bedroom 1: 12.37 sqm

Bedroom 2: 17.17 sqm

Total living area: 85.86 sqm

Basement: 22.45 sqm

Total usable floor area: 108 sqm

Layout & features

The apartment is organized around a large open-plan space, combining kitchen and living areas. The kitchen includes a central island, ideal for entertaining.

Two well-sized bedrooms, including one with a dressing room. Functional bathroom with WC.

The recent renovation highlights modern finishes and a loft-style atmosphere with generous volumes.

The basement, accessible directly from the apartment, is healthy and benefits from natural light, making it suitable for multiple uses.

Co-ownership & charges

Small co-ownership: 5 units

Monthly charges: approx. €100

Parking possible

Location & environment

Located at 33 rue Lépine in Pantin, in a quiet and recently renovated street, close to local shops and amenities.

Transport

Metro line 5 nearby

Easy access to Paris

Investment potential

LOCAL TAXES

Taxe foncière: 2000 EUR

NOTES