LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

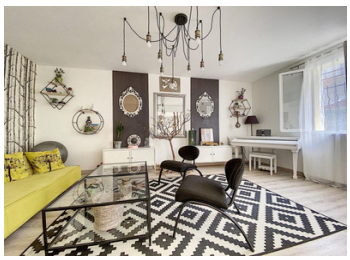
Ref: A48450LUM93 Price: 475 000 EUR

agency fees to be paid by the seller

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













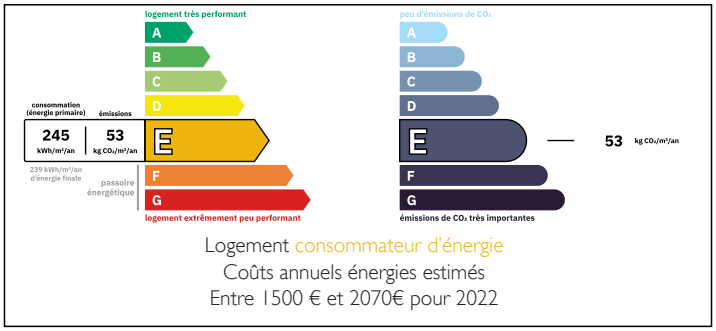
INFORMATION

Town:	Pantin
Department:	Seine-Saint-Denis
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	0 m2

IN BRIEF

Close to Église de Pantin metro station, on a quiet little cul-de-sac, this renovated ground-floor apartment has its own entrance and a loft-style feel. It features an open-plan living area with a fully equipped kitchen and central island, two bedrooms—one with a dressing room—and a bathroom with WC. A converted cellar, directly accessible from the apartment, provides additional space. The property is in a small five-unit condominium with low service charges, and parking may be available.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1500 € et 2070€ pour 2022

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

Close to Église de Pantin metro station, on a quiet cul-de-sac off Rue Lépine, this ground-floor apartment enjoys a peaceful setting and a private entrance, giving it a feel reminiscent of a house. Fully renovated, it offers 85.86 m² of habitable space under the Carrez law and a total floor area of 108 m², including the converted cellar. Its open-plan layout, two bedrooms and additional space make it suitable for a range of lifestyles.

Floor areas

Entrance with kitchen: 19.75 m²Living room: 23.09 m²Hallway: 6.43 m²Bathroom with WC: 6.51 m²Bedroom 1: 12.37 m²Bedroom 2: 17.17 m²Landing: 0.54 m²Total habitable area: 85.86 m²Additional area (converted cellar): 22.45 m²Total floor area: 108 m²

Service charges: €1,200 per yearProperty tax: €2,000

The apartment is arranged around an open-plan living area connecting the living room and kitchen. The fully equipped kitchen is centred around a practical, sociable island. Both bedrooms are well proportioned, and one includes a dressing room. The bathroom, which also contains the WC, completes the living space.

The recent renovation showcases contemporary finishes and a fluid layout. A cellar adjoining the apartment and accessible directly from it provides an additional 22.45 m². Ventilated and featuring two openings to the outside, it could serve a range of purposes, such as storage, a workshop or a leisure area, subject to its configuration and the condominium rules. This additional area is separate from the habitable area measured under the Carrez law.

The property is part of a small five-unit condominium, with low service charges...

LOCAL TAXES

Taxe foncière:	**2000 EUR**

NOTES