COLDWELL BANKER
EUROPA REALTY

Apartment Pantin 140 m²



SALE PRICE : 1 098 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

EXCLUSIVITY

176 Avenue Charles de Gaulle
France, 92200, Neuilly-sur-Seine

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Exceptional property with impressive volumes for this apartment, ideally located just steps away from the canal and the highly vibrant Rue Hoche, the most sought-after and popular neighborhood in Pantin.

Located on the 1st floor, this magnificent 140 sqm loft-style apartment stands out for its exceptional natural light, absolute tranquility, and complete privacy (no overlooking neighbors).

Upon entering, you will be captivated by a spectacular 65 sqm living room, bathed in natural light thanks to its huge floor-to-ceiling windows. This welcoming reception area features an open-plan kitchen and boasts an impressive ceiling height of 3.40 meters, enhancing the sense of space and reinforcing the unique, atypical character of the home.

As a direct extension of the living room, large French doors open onto a true urban oasis: a spacious 45 sqm terrace. Completely shielded from outside view, it offers an idyllic setting for relaxing or enjoying al fresco dining.

The perfectly laid-out sleeping area consists of 3 beautiful, spacious bedrooms and 2 modern bathrooms, ensuring comfort and privacy for the whole family. An office/workshop space completes this section of the apartment.

For practical everyday convenience, an underground parking space within the residence and a cellar are included in the price.

Key features of this property:
Surface area: 140 sqm
Exterior: 45 sqm terrace
Living area: 65 sqm with open-plan kitchen
Ceiling height: 3.40 m (guaranteed loft feel)
Bedrooms & Baths: 3 large bedrooms and 2 bathrooms
Extras: 1 parking space and 1 private cellar

A rare find on the Pantin market, seamlessly combining the character of a loft with expansive outdoor space. A true peaceful haven right on the edge of Paris.

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FEATURES

Property type:	Apartment	Area:	140.3 m²	Elevator:	Oui
Property tax:	€3.00	Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 87

Greenhouse gas emissions (GHG) index: C 17

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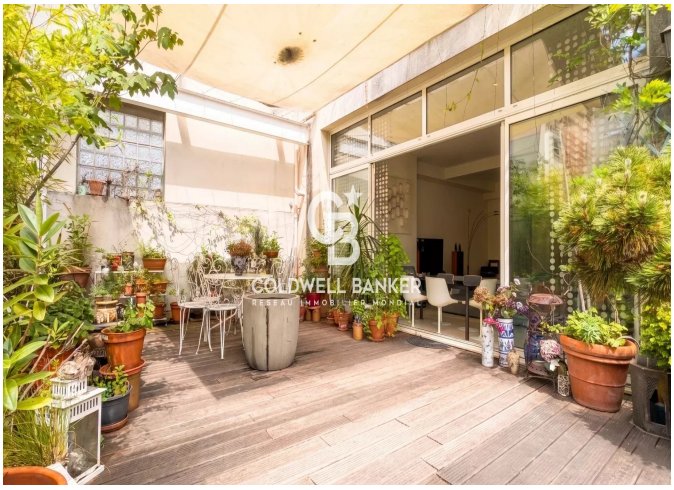

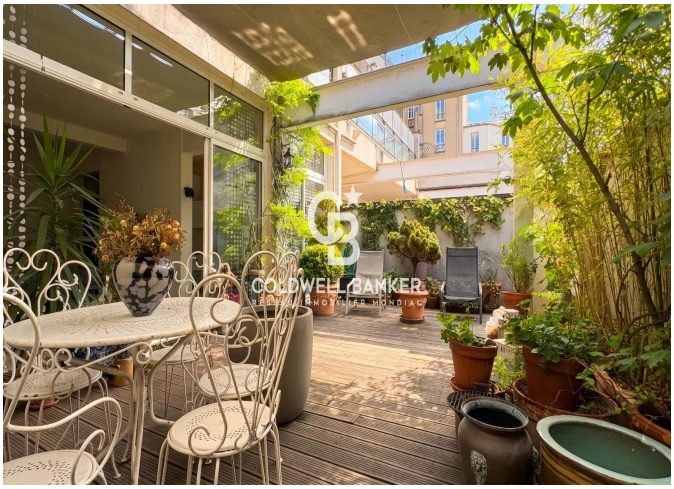

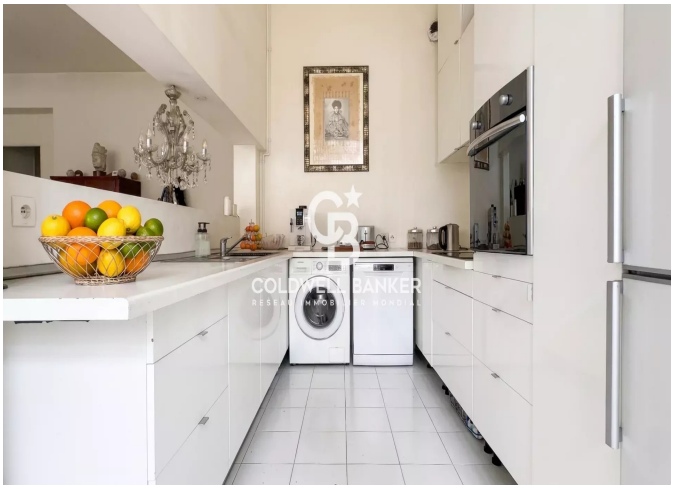





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