COLDWELL BANKER
EUROPA REALTY

Appartement Pantin 117 m²

SALE PRICE : 995 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

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

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Magnificent 5-room apartment (115 m² / 1,237 sq ft) with a shared garden, parking, and a shed, ideally located in the heart of Pantin's most sought-after neighborhood, along the Canal de l'Ourcq.

Alone on its landing, on the 3rd floor of a beautiful private mansion dating from 1918, the entrance opens onto a sublime double living room with generous proportions and remarkable high ceilings (possibility of creating a 3rd bedroom). Functional, independent kitchen.

In the sleeping quarters, there are two large, quiet, and bright bedrooms, a bathroom, separate toilets, and a walk-in closet. The Haussmannian charm has been beautifully preserved: Hungarian point parquet floors, period fireplaces, trumeaus and moldings, high ceilings, and original volumes that serve as a testament to the property's authentic style.

The property benefits from a very large shared garden, a shed, a parking space, and a cellar. The immaculate common areas have just been completely renovated.

A very rare property on the market, in the immediate vicinity of the Canal de l'Ourcq, Rue Hoche and its many shops, the local market, and just a few minutes from public transport (Metro Line 5 - Hoche).

No ongoing building/condominium proceedings.
Information on the environmental risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Coldwell Banker Alcapa Invest - SIREN 538 343 302
Olivier Senecaut - Commercial Real Estate Agent - EI - RSAC N°538 343 302

Discover this magnificent apartment,

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FEATURES

Property type:	Appartement	Area:	117.0 m²	Property tax:	€3.00
Number of rooms:	5 rooms	Number of bedrooms:	2 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): G 448

Greenhouse gas emissions (GHG) index: E 52

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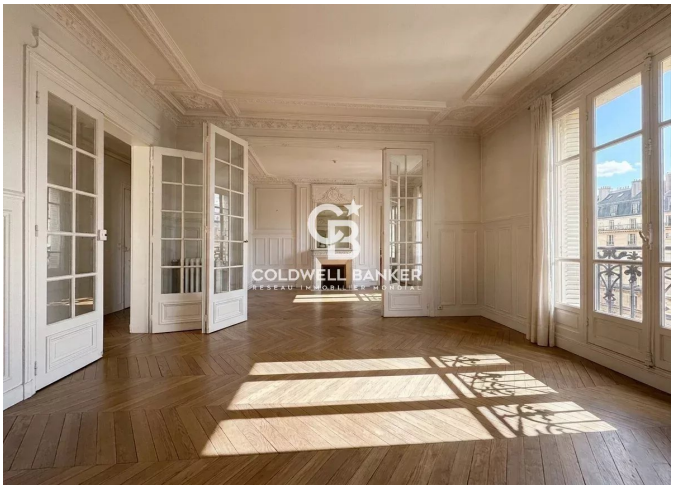

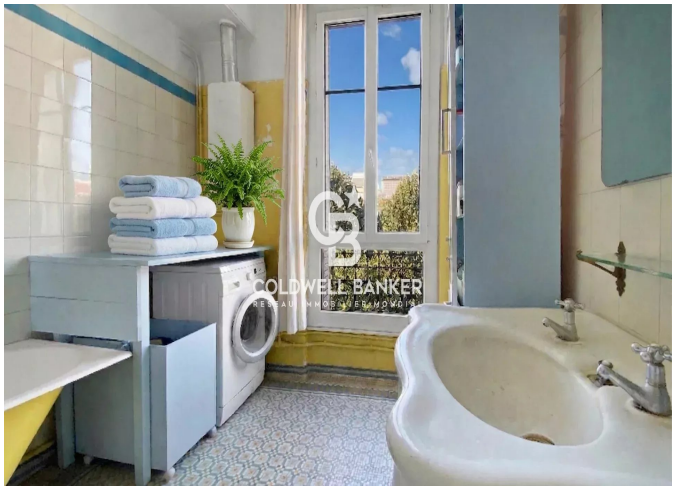

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