

Appartement Pantin 85 m²



SALE PRICE : 690 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

DESCRIPTION

In the highly sought-after Grands Moulins neighborhood, just a few steps from the banks of the Canal de l'Ourcq, come and discover this magnificent apartment of over 85 m². Located on the 5th floor of a beautiful, recent condominium dating back to 2017, it offers an exceptional living environment on the border of Pantin and the Parc de la Villette.

A Bright Interior, Designed for Family Life

From the moment you enter, you will be charmed by the brightness and the ideal layout of this large 4-room apartment:

A convivial living space: The large living room, bathed in natural light, features a beautiful open-plan kitchen. It is the beating heart of the apartment, the perfect place to share warm moments with family or friends. The entire space opens onto a pleasant balcony.

A dedicated sleeping area: Perfectly separated from the living room to guarantee peace and privacy for everyone, the night area consists of 3 beautiful bedrooms.

Absolute comfort: The apartment includes a bathroom with a bathtub as well as a separate shower room. A real everyday asset for avoiding the morning rush!

Practical Everyday Amenities

Living here means enjoying the benefits of a dynamic urban life while experiencing the gentle lifestyle along the canal. The residence offers particularly sought-after conveniences:

Underground parking: A private and secure parking space awaits you for a stress-free daily routine.

Bike storage room: The condominium provides a secure space, perfect for taking full advantage of the bike paths along the canal.

A Premium and Ultra-Connected Location

Your daily commutes will be a breeze thanks to the immediate proximity to shops and public transportation:

☰ RER E (Pantin Station): Only a 2-minute walk away.

☰ Metro Line 5 (Hoche Station): A 7-minute walk away.

Come and discover this ideally located apartment, perfectly combining modernity, comfort, and a gentle way of life.

FEATURES

Property type:	Appartement	Area:	85.16 m ²	Elevator:	Oui
Property tax:	€2.00	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

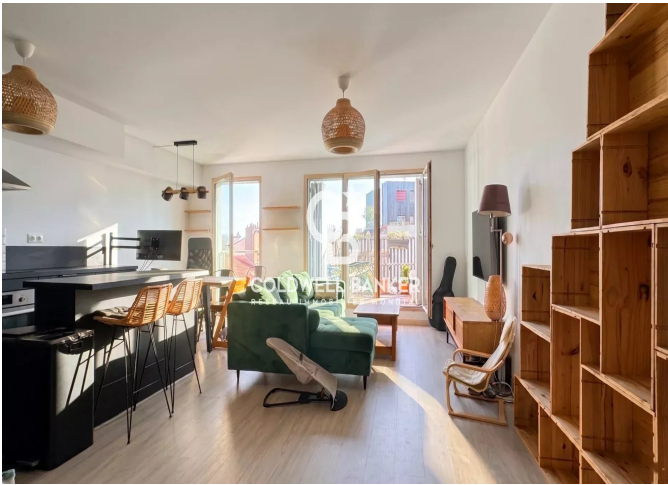
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 109

Greenhouse gas emissions (GHG) index: C 22



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