



Town house

PARIS 15EME ARR. (75)

975 000 €



90 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

CAPIFRANCE exclusively presents this semi-detached town house on villa des Charmilles with more than 90 m² of floor space (Carrez 80.5 m²), 3 bedrooms and a beautiful exterior. Located in a very quiet cul-de-sac and facing south, it is bathed in light, has beautiful volumes and a surprise awaits visitors on the roof... The independent entrance is from the cul-de-sac. The ground floor is composed of an entrance room, a bedroom or work space of 11 m² with dressing room and storage space, a laundry pantry area and separate toilets. The entire ground floor can be remodeled according to desires and needs. We go upstairs via a very beautiful spiral staircase which leads to the first level: living room, dining room with open kitchen of 26 m², very bright as it faces south. Very beautiful volumes for this large living room, very pleasant with its clarity and warm atmosphere. Ideal for family moments and entertaining. On the 2nd floor, a large bedroom of 15.5 m² with large dressing room, adjoining an office or small baby's bedroom, a bathroom with shower and WC. On the 3rd floor an attic bedroom of 13 m² on the ground (6 m² Carrez) and access to a 10 m² terrace for basking in the sun, gardening or having an aperitif with friends. This townhouse is ideal for a small family who wants a quiet nest to raise children in peace. The spaces are modular to adapt to your needs and desires. Very charming. Quiet dead end without traffic, good neighborhood. South exposure. Double glazing. In the immediate vicinity of rue Vouillé and rue de la Convention, with all the shops, Parc Georges Brassens Transport Metro line 13 Plaisance or line 12 Convention. To visit quickly. Serious financial file requested.

Nombre de lots de la copropriété : 2, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 0€ soit 0€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,84% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 848091

Property type Town house

Exposure South

View Vue sur Ville

SURFACES

Living space 90 m²

Surface Carrez Law 80.51 m²

Living room surface 26 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 2

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 185

GES 5

APPENDIX

Videophone Non

SERVICES

Heater électricité

Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle