

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:	108 m ²
Plot Size:	0 m ²

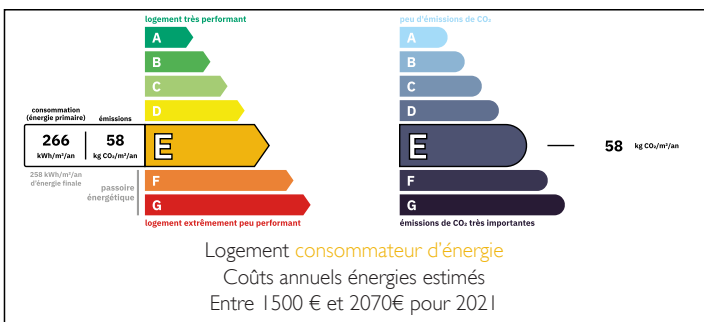
IN BRIEF

Located near Pantin Church, in a quiet one-way street and a small perpendicular courtyard, this ground-floor apartment benefits from an independent entrance, offering a lifestyle similar to a house.

Fully renovated, the property offers a total floor area of 108 sqm (85.86 sqm of living space). Designed in a loft style, it features a spacious open-plan living area with a fully equipped kitchen and central island, two bedrooms (one with dressing room), and a bathroom with WC.

A fully usable basement with natural light completes the property. Small co-ownership (5 units), low charges, and parking option available.

ENERGY - DPE



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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

Surface breakdown

Entrance with kitchen: 19.75 sqm

Living room: 23.09 sqm

Corridor: 6.43 sqm

Bathroom with WC: 6.51 sqm

Bedroom 1: 12.37 sqm

Bedroom 2: 17.17 sqm

Total living area: 85.86 sqm

Basement: 22.45 sqm

Total usable floor area: 108 sqm

Layout & features

The apartment is organized around a large open-plan space, combining kitchen and living areas. The kitchen includes a central island, ideal for entertaining.

Two well-sized bedrooms, including one with a dressing room. Functional bathroom with WC.

The recent renovation highlights modern finishes and a loft-style atmosphere with generous volumes.

The basement, accessible directly from the apartment, is healthy and benefits from natural light, making it suitable for multiple uses.

Co-ownership & charges

Small co-ownership: 5 units

Monthly charges: approx. €100

Parking possible

Location & environment

Located at 33 rue Lépine in Pantin, in a quiet and recently renovated street, close to local shops and amenities.

Transport

Metro line 5 nearby

Easy access to Paris

Investment potential

LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

NOTES