

PARIS X | Canal Saint Martin | 2-Bed | 67m2 | Characterful ground floor flat with exotic accents | Terrace



## INFORMATION

Town:	Paris 10e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	67 m2
Outside Space:	3 m2

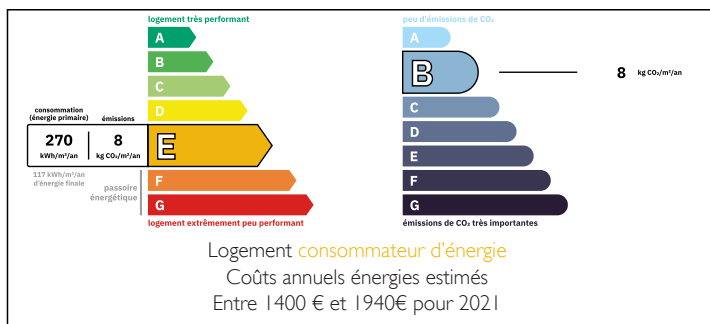


## IN BRIEF

Discover tranquility in the vibrant Canal Saint Martin district. Nestled at the end of a verdant courtyard, this beautifully renovated 66.40m<sup>2</sup> ground floor apartment offers a perfect blend of character and modern comfort.

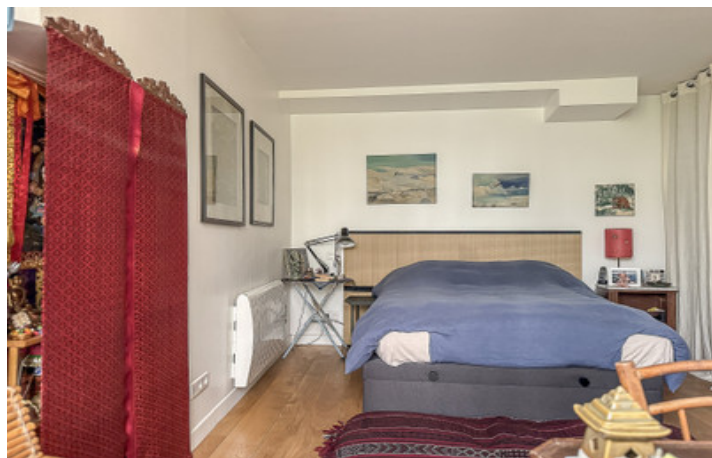
Step through the courtyard, abundant with greenery and potted plants, to find your own outdoor dining space. The apartment seamlessly combines period charm with contemporary living, featuring exposed beams, exotic details, and high-quality finishes throughout.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

The apartment opens into a welcoming entrance (15m<sup>2</sup>) leading to a bright living space with an open-plan kitchen. The 2018-renovated kitchen features premium materials and striking oriental tiles, creating an inviting atmosphere with its central dining table and exposed beams.

The thoughtfully designed layout includes:

Kitchen/Dining: 15.00m<sup>2</sup>

Living Room: 18.78m<sup>2</sup>

Primary Bedroom: 14.53m<sup>2</sup>

Second Bedroom/Office Space: 8.55m<sup>2</sup>

Spacious Bathroom: 6.15m<sup>2</sup>

WC: 1.25m<sup>2</sup>

Hallway: 2.14m<sup>2</sup>

Cellar for additional storage

## LOCAL TAXES

Taxe foncière: 1147 EUR

Taxe habitation: EUR

## NOTES

The generously proportioned bathroom features exotic tiling, a walk-in shower, and a stunning standalone bathtub. The primary bedroom benefits from built-in storage, a desk nook, and French doors opening onto the peaceful courtyard. A versatile second room can serve as either a bedroom or home office.

### Location

Ideally situated just steps from the Canal Saint Martin and close to République metro station (lines 3, 5, 8, 9, 11), this property offers easy access to the area's trendy cafés, boutiques, and the picturesque canal-side setting. The property combines the vibrancy of this sought-after neighborhood with a serene courtyard retreat.

Experience the perfect blend of Parisian charm and modern comfort in this uniquely soulful apartment.

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Co-owned building of 2 units

Provisional annual charges: 2000€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>