

## Romainville Pavillon

EXCLUSIVE

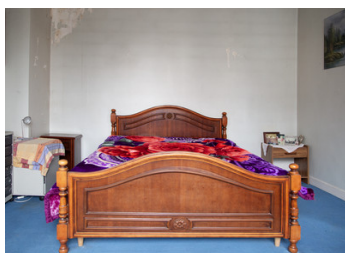
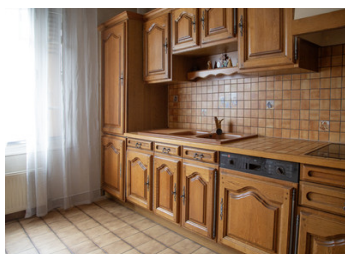


## INFORMATION

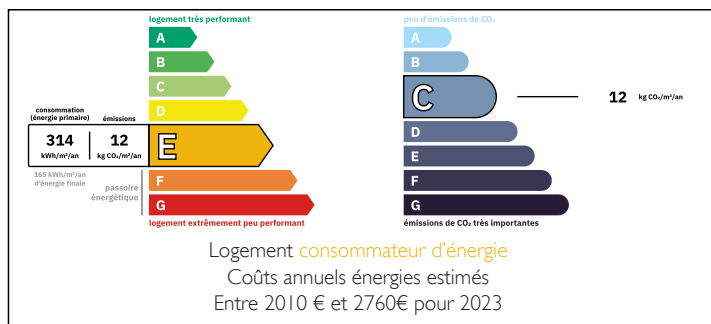
|             |                    |
|-------------|--------------------|
| Town:       | Romainville        |
| Department: | Seine-Saint-Denis  |
| Bed:        | 3                  |
| Bath:       | 2                  |
| Floor:      | 115 m <sup>2</sup> |
| Plot Size:  | 15 m <sup>2</sup>  |

## IN BRIEF

Charming 4-level house in Romainville to refresh, offering strong potential. Located in a quiet area close to schools, shops, and public transport, with a patio, garage, and generous space. Ideal for families or investment.



## 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

\*\*\* IDEAL OPPORTUNITY FOR FAMILIES & INVESTORS

Charming pavilion with great potential, located in a calm and secure environment in Romainville, a booming municipality at the gates of Paris. Some refreshing updates will reveal the full charm and value of this property!

\*\*\* A well-laid-out house over four levels:

- Ground floor: independent kitchen and bright, separate living room
- First floor: two comfortable bedrooms and a bathroom
- Second floor: charming attic bedroom + access to two cellars
- Basement: WC, kitchen, large laundry room, and spacious secured garage with indoor parking

\*\*\* A rare asset in an urban area: a true indoor parking space, ideal for protecting your vehicle, storing items, or even converting into an additional living space.

\*\*\* Exterior:

Pleasant patio with a fireplace, perfect for your barbecues and convivial moments with family or friends!

\*\*\* A strategic location in an area on the rise:

Situated in Romainville, this pavilion benefits from a peaceful residential setting while enjoying a strong property appreciation dynamic. The city is increasingly appealing due to its urban projects, new shops, and immediate proximity to Paris.

The neighborhood is becoming more attractive, particularly with improved infrastructure and transportation, making it a sound choice for living or investing.

- Close to schools and all amenities
- Convenient transportation:
- Bus 322 nearby

## LOCAL TAXES

Taxe foncière: 1767 EUR

Taxe habitation: EUR

## NOTES