

PARIS 18TH (CLIGNANCOURT) 75018 FRANCE

€1,370,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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FRANCE

Located in the heart of the highly sought-after Clignancourt neighborhood, let yourself be captivated by this exceptional co-ownership townhouse offering 191.80 m² of Carrez law living space (202.5 m² of total surface area). Tucked away from prying eyes and the Parisian hustle and bustle in an inner courtyard, this property, built in 1948, offers generous volumes and an absolutely tranquil living environment, with a "townhouse" spirit that is rare in the capital. Property Layout Ground Floor: A Grand Reception Area Vast Living Space: Discover a dual-aspect, light-filled living room of over 59 m², enhanced by an authentic fireplace.

192 m

€1,370,000



Entertaining Areas: The space flows harmoniously into a dining room, a large, cozy 30 m² lounge, and a dedicated billiard area. Kitchen: A magnificent open-plan kitchen of nearly 13 m², fully equipped and featuring a large bar—perfect for entertaining guests. Convenience: This level is completed by a guest toilet and ample storage space, including an 8 m² storage room. Upper Floor: The Sleeping Area Master Suite: A sumptuous bedroom of over 25 m² awaits you, crowned by an incredible jacuzzi tub installed under a glass roof for moments of absolute relaxation. Additional Bedrooms: Two other beautiful bedrooms (11.85 m² and 7.57 m²), ideal for children, guests, or a home office. Amenities: A second independent bathroom with a toilet, a custom-built walk-in closet, and a laundry area perfect this family cocoon. Outdoor Space As a bonus, enjoy the sunny days thanks to a 20 m² private outdoor space. This landscaped patio is a real asset for al fresco lunches or quiet reading moments. Condition Good overall condition, in need of updating/refreshing. Neighborhood & Location



Ideally located in the immediate vicinity of shops, the city center, and transport, this house represents an exceptional opportunity to combine Parisian vibrancy with the calm of a country house. Experience true Parisian neighborhood life with exceptional specialty food shops (Rue du Poteau) and an increasingly family-friendly atmosphere. An Extremely Well-Connected Address: Metro Line 4: Simplon station is the closest (about a 3-4 minute walk). Porte de Clignancourt station is also very close by. Metro Line 12: Jules Joffrin station is about a 10-minute walk away. Metro Lines 4 & 12: Marcadet - Poissonniers station is a convenient transfer hub. Tramway T3b: Quickly accessible to the north via Porte de Clignancourt.



