

PARIS 10TH 75010 FRANCE

€959,000

150 Years
JOHN D WOOD & CO.

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Ideally located at the foot of the Canal Saint-Martin, discover this beautiful 93 m² family apartment. Nestled on the 1st floor, it offers a perfect contrast between the dynamic neighborhood life of the 10th arrondissement and absolute tranquility, thanks to its windows opening directly onto a pleasant tree-lined garden. Property Features Perfectly optimized for a family, the apartment is in very good condition and consists of: Flexible Layout: 4 bedrooms on the original floor plan. Currently configured as 3 bedrooms and a double living room. Bathrooms: 2 shower rooms, ideal for making the family's daily routine easier.

93 m

€959,000



Living Area: A beautiful living space as well as a separate kitchen. Ideal Location (Transport, Schools, Shops) The location guarantees an easy daily life and quick access to all of Paris: Immediate Proximity to Metros: Less than a 5-minute walk from Goncourt station (Line 11) and Jacques Bonsergent (Line 5). Place de la République (Lines 3, 5, 8, 9, 11) is only a 7-8 minute walk away, offering unrivaled mobility. Schools: An ideal environment with daycare centers, nursery, and primary schools accessible in under a 5-minute walk. The Grange aux Belles middle school is also just steps away. Neighborhood Life: Local food shops, Saint-Louis Hospital, restaurants, and the famous canal banks right at the foot of the building. Peaceful Environment: A relaxing garden view, protected from the hustle and bustle of the street. Additional Amenities The property is completed by a cellar and—a rare and highly sought-after asset in this neighborhood—a private parking space. A rare property in the area that perfectly combines volume, functionality, and tranquility.



