



## Family Triplex near Canal de l'Ourcq

apartment / purchase

### General information

#### General

Property nr:	D-02
Address:	FR-75019 Paris 19e Paris France
Region:	Ile de France

#### prices

purchase price:	1,300,000.00 EUR
price is negotiable:	yes
agent fee / commission:	Agency fees: paid by the seller.
agent fee including VAT:	yes
agent fee required:	yes

#### measures

residential area:	162 m <sup>2</sup>
number of rooms:	9
terrace area:	20 m <sup>2</sup>

#### condition

age:	old building
type of condition:	excellent

#### surroundings

zone:	city
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#### energy certificate

energy certificate available:	yes
energy efficiency category:	E
type of certificate:	by consumption
consumption including hot water:	no

## detailed description

Just steps away from the Ourcq metro station, in a private cul-de-sac, discover this charming family triplex—a rare property offering 162.37 m<sup>2</sup> (Carrez law, 190 m<sup>2</sup> total floor area) and a private 20 m<sup>2</sup> terrace. Situated in a peaceful and sought-after neighborhood, this triplex is ideal for families seeking comfort, tranquility, and convenience.

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### A Spacious and Functional Ground Floor

From the moment you step inside, you'll be captivated by the expansive, light-filled 60 m<sup>2</sup> (Carrez) living area. Designed to cater to family life, this central space includes:

- A living and dining area: perfect for entertaining guests or enjoying family moments.
- An open-plan kitchen: modern, practical, and fitted with high-quality materials, seamlessly integrated into the living space.
- An integrated office space: ideal for working from home or as a cozy reading nook.

On the same level, the ground floor also features:

- A master suite of 26 m<sup>2</sup>: complete with a private bathroom and a custom-designed walk-in closet—your own intimate and comfortable retreat.
- A laundry room and guest WC: practical amenities that complete this level.

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### A Flexible Upper Floor to Suit Your Needs

The first floor of this triplex has been thoughtfully designed to provide flexibility and privacy. Each space can be adapted to meet your needs:

- An independent studio: featuring a bedroom with a mezzanine, a TV lounge, and a bathroom with WC—ideal for a teenager or guests.
- A playroom: currently used for leisure activities, this room can easily be converted into a fourth bedroom.
- A third mezzanine bedroom: bright and cozy, perfect for a child or as an additional office space.
- A bathroom with WC: practical and well-designed for the entire floor.



The current layout allows for up to five bedrooms—a rare advantage in this area.

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#### Standout Features That Make a Difference

In addition to its comfortable living spaces, this triplex includes practical features that simplify daily life:

- Three cellar spaces: offering ample storage.
- A parking space: a real asset in a neighborhood where parking is highly coveted.

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#### A Pleasant and Well-Connected Neighborhood

Located near the Canal de l'Ourcq, this triplex offers the perfect blend of urban living and a serene atmosphere. You'll enjoy:

- Strolling along the canal to unwind.
- Local shops and markets for everyday essentials.
- Excellent connectivity with the Ourcq metro station and other public transportation options.

This family-friendly and peaceful neighborhood is ideal for balancing city life with moments of relaxation.

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#### A Rare Property in Paris

This triplex is a unique opportunity for those looking for a spacious family home in a prime location. With its generous spaces, private terrace, and well-thought-out features, it meets all the requirements for comfortable and enjoyable living.

Whether you're searching for a new family home or a secure investment, this property offers an excellent opportunity in Paris's dynamic real estate market.

Contact us today to learn more or to schedule a viewing and discover the full potential of this exceptional property.

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#### Key Highlights:



- Carrez surface area: 162.37 m<sup>2</sup> (190 m<sup>2</sup> total floor area).
- Private terrace: 20 m<sup>2</sup>.
- Up to 5 bedrooms with flexible layout options.
- Three cellar spaces and one parking spot.
- Prime location near the Canal de l'Ourcq and metro.

Don't wait—schedule a viewing and let yourself be won over by the many advantages of this triplex!

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Video tour available on our YouTube channel.

Energy Performance Certificate (DPE): DPE : E GES : B

Agency fees: paid by the seller.

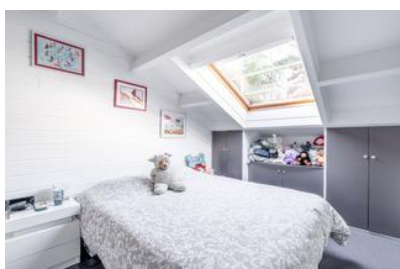
Agent in charge (delegated): Mr. Sylvain Serge Talvan - +33 6 58 49 85 16 -  
sylvain@talvans.com

Status: Holder of the transaction card No. CPI 7501 2018 000 030 535

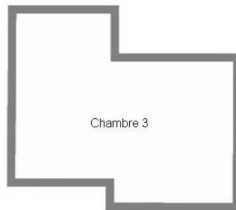
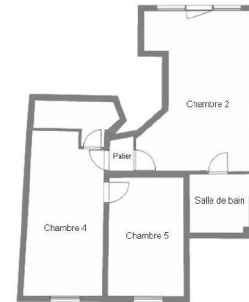
No fund holding - No financial guarantee

Price & information: Talvan's International - Real Estate Agency in Paris  
(Google search) or TALVANS.COM

## Gallery









Talvan's International Real Estate  
Mr Sylvain Serge Talvan  
Quai Louis Bleriot 8, FR-75016 Paris 16e Paris, France

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## Agency

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### The offer is managed by

<b>Company:</b>	Talvan's International Real Estate
<b>Address:</b>	Quai Louis Bleriot 8 FR-75016 Paris 16e Paris France / Ile-de-France
<b>Controlling authority:</b>	CCI Paris France
<b>Company registry:</b>	839 611 308 RCS de Paris, France
<b>VAT ID:</b>	FR16839611308
<b>Authorized representative:</b>	Mr Talvan Sylvain Serge
<b>Website:</b>	talvans.com

### Your contact person

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