



## Paris Apartment with Garden in 18th Arrondissement



### Informazioni sull'Agente

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Nome:             | David Evans                                                   |
| Nome della ditta: | Cle France Ltd                                                |
| Nazione:          | United Kingdom                                                |
| Experience since: |                                                               |
| Tipo di servizio: | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
| Telefono:         | +44 (1440) 820-358                                            |
| Languages:        | English, French                                               |
| Sito web:         | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Dettagli dell'inserzione

|                |               |
|----------------|---------------|
| Proprietà per: | Saldi         |
| Prezzo:        | USD 540,471.4 |

### Posizione

|                              |               |
|------------------------------|---------------|
| Nazione:                     | France        |
| Stato / Regione / Provincia: | Île-de-France |
| Città:                       | Paris         |
| Cap:                         | 75018         |
| Pubblicato:                  | 12/01/2026    |

### Descrizione:

What a great location about 250 m from the Jules Joffrin metro station, in a residence built in 1992, perfectly maintained, secure and accessible for people with reduced mobility, discover this spacious 42 m2 Carrez studio located on the ground floor, with a private garden of 27.80 m2.

### PROPERTY DESCRIPTION:

Carrez area: 42 m2, weighted area = 51 m2

Exterior: Private garden of 27.80 m2, a rare find in this area.

Ground floor with wheelchair access (PRM) Very quiet, overlooking the rear of the building Apartment in excellent condition Large living room opening onto the garden. Separate kitchen (possibility of opening it up) Bathroom with WC Flexible layout: possibility of creating a 2-room apartment with an open-plan kitchen

Residence built in 1992, well-maintained common areas, secure access.



**LOCATION:** Sought-after area of the "Joffrin village" 3 minutes from the Jules Joffrin metro station (Line 12) Shops, restaurants, market, services and transport in the immediate vicinity Dynamic, pleasant and convenient neighbourhood.

**ADVANTAGES:** Wheelchair access Private garden of 27.80 m2 Absolute quiet Recent building (1992) Easy conversion into a 2-room apartment Prime location, close to all amenities A rare property on the market, ideal for a residence.

**GROUND FLOOR APARTMENT - 42 m2 + PRIVATE GARDEN - ACCESSIBLE FOR PEOPLE WITH REDUCED MOBILITY - PARIS 18th / JULES JOFFRIN** Rue Ordener,

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

Landes is part of the current region of Nouvelle-Aquitaine and is surrounded by the departments of Gironde, Lot-et-Garonne, Gers, and Pyrenees-Atlantiques, as well as the Atlantic Ocean on the west. With an area stretching over more than 9000 km<sup>2</sup>, Landes is, after Gironde, the second largest department of the metropolitan French territory.

In terms of agriculture, Landes is known for its large pine forests which are the raw material for a timber and resin industries in the region. The forests were planted in the early nineteenth century to prevent erosion of the region's sandy soil by the sea.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.



# IMLIX

**Mercato Immobiliare IMLIX**

<https://www.imlix.com/it/>

---

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Comune**

Camere da letto: 1  
Bagni: 1  
Dimensione del lotto: 28 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.036.827

