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Triplex loft with terrace in former printing works

Bagneux , **Hauts-de-Seine** , **Paris Ile-de-France**



€650,000

inc. of agency fees

4 Beds

1 Baths

125 sqm

This triplex loft is a real gem nestled in the heart of a renovated former printing works, offering a unique combination of industrial character and modernity. With its 125 m2 (118 m2 Carrez) spread over...

At a Glance

Reference MFH-PARIS5984

Bed 4

Near to Bagneux

Bath 1

Pool No

Price €650,000

Hab.Space 125 sqm

Land Tax N/A

Property Description

This triplex loft is a real gem nestled in the heart of a renovated former printing works, offering a unique combination of industrial character and modernity. With its 125 m2 (118 m2 Carrez) spread over three levels, it offers generous living space and high-end finishes.

On the main level, you will be welcomed by a large living space with an impressive ceiling height of 4m50. The open fitted kitchen adds a contemporary touch to this space, while the living room benefits from a west exposure, giving direct access to the 15 m2 terrace, ideal for enjoying the sunny days. Independent toilets and a laundry area add to the practicality of this level.

The first floor offers flexibility of use with an office space or guest bedroom, accompanied by a shower room with toilet, providing additional comfort for guests or business needs.

The second and top floor houses three bedrooms of varying sizes, ranging from 10 to 12 m2, meeting the needs of a family. A modern bathroom and fitted dressing room complete this level, providing generous storage space for all members of the family.

A parking space completes this property subject to the co-ownership regime.

This loft represents the perfect harmony between the industrial history of the building and contemporary comfort, making it an ideal place for a family looking for space and style.

Close to schools and transport RER B Bagneux 700 m, Metro Line 4 Lucie Aubrac 15 min.

ENERGY CLASS: C / CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1,020 and euros1,420.

Information on the risks to which this property is exposed is available on the Géorisques website:

Nadège: - EI - N°RSAC 892.863.226 - Paris

Condominiums of 61 units (No proceedings in progress).

Annual expenses : 2300 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€650,000

Key Information

Internal Area:	125 sqm
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Location: Paris Ile-de-France



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