

[Click to view MFH-PARIS4583EP-C2](#)

## Workshop rehabilitated in loft and flexible part

Levallois Perret , Hauts-de-Seine , Paris Ile-de-France



# €649,000

inc. of agency fees

2 Beds      1 Baths      110 sqm

In the heart of the city center, a few steps from the Parc de la Planchette, this former workshop rehabilitated into a loft and flexible part totaling 113 m<sup>2</sup> (111 m<sup>2</sup> Carrez) has been completely renovated...

### At a Glance

**Reference** MFH-PARIS4583EP-C2

**Bed** 2

**Near to** Levallois Perret

**Bath** 1

**Pool** No

**Price** €649,000

**Hab.Space** 110 sqm

**Land Tax** N/A

### Property Description

In the heart of the city center, a few steps from the Parc de la Planchette, this former workshop rehabilitated into a loft and flexible part totaling 113 m<sup>2</sup> (111 m<sup>2</sup> Carrez) has been completely renovated by an architect. As in a small house, the private entrance is in the courtyard and opens onto a large living room with open kitchen of nearly 35 m<sup>2</sup> with 3.15m high ceilings. Independent toilets complete this level.

The flexible part consists of a large 25 m<sup>2</sup> room that can be used as a dressing room, a cinema room or even small children's bedrooms, a 30 m<sup>2</sup> master bedroom and an adjoining bathroom with shower and bathtub.

There is also a laundry room and a small room that can be used as storage or a toilet.

A cellar as well as a bicycle and stroller room complete this property.

An independent apartment of 30 m<sup>2</sup> (26 m<sup>2</sup> Carrez) is opposite and can be proposed in addition.

Metro Anatole France at 750 m (Line 3). ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR1,500 and EUR2,090.

: +33(0)7 49 77 18 94 - EI - Agent Commercial RSAC PARIS

Condominiums of 85 units (No proceedings in progress).

Annual expenses : 1600 euros.

## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€649,000

## Key Information

Internal Area:	110 sqm
----------------	---------

## Location: Paris Ile-de-France



## Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates