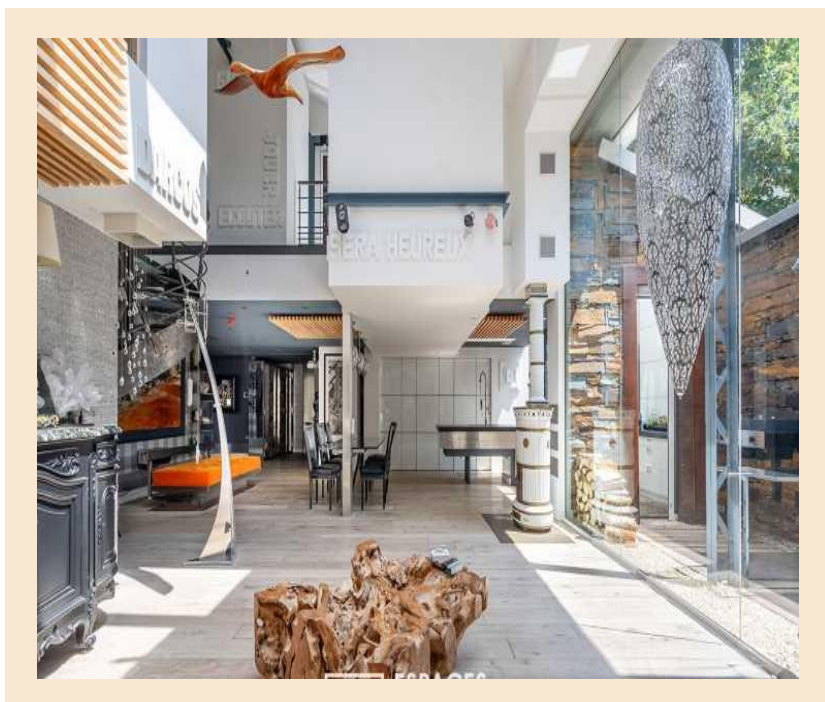


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## Majestic loft with terrace and patio

Pantin , Seine-Saint-Denis , Paris Ile-de-France



**€1,550,000**

inc. of agency fees

4 Beds    2 Baths    223.79 sqm

Located in a quiet Pantinoise street in the immediate vicinity of Henri Barbusse Park, a majestic loft of 223m2, spread over two levels enjoying a cathedral...

### At a Glance

Reference MFH-PARIS7325

Near to Pantin

Price €1,550,000

Bed 4

Bath 2

Hab.Space 223.79 sqm

Pool No

Land Tax N/A

### Property Description

Located in a quiet Pantinoise street in the immediate vicinity of Henri Barbusse Park, a majestic loft of 223m2, spread over two levels enjoying a cathedral living room with 6m high ceilings.

An entrance with a custom dressing room benefits from a TV area and extends into the living room with a wood stove, opening onto a refined kitchen, structured around a stainless steel worktop and totaling 102m2. This south-facing space benefits from numerous openings providing constant light and access to a 12m2 patio connected to the living room and the kitchen.

A 27m<sup>2</sup> master suite is completed by a dressing room and a shower room. A pantry, a laundry room and an independent water closet complete the level.

The first level is accessible by a large custom-made metal staircase.

An open space used as an office distributes three bedrooms measuring between 15 and 18m<sup>2</sup>, two of which provide access to a tropézienne of approximately 30m<sup>2</sup>, a shower room and an independent water closet.

This unique living space is characterized by the absence of vis-à-vis, calm, brightness and volumes.

The combination of raw materials, such as wood, concrete, steel, the Eiffel structure, and the glass roof give the whole a contemporary spirit.

ENERGY CLASS: E/ CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1,310 and euros1,820.

Metro: Pantin Church 850 meters away.

RSAC: Paris

## Summary

Property type:	Mansion
Bedrooms:	4
Bathrooms	2
Price	€1,550,000

## Key Information

Internal Area:	223.79 sqm
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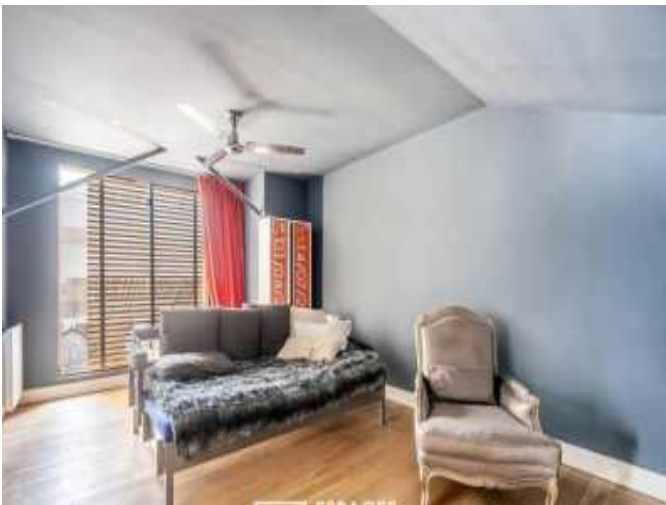
## Location: Paris Ile-de-France

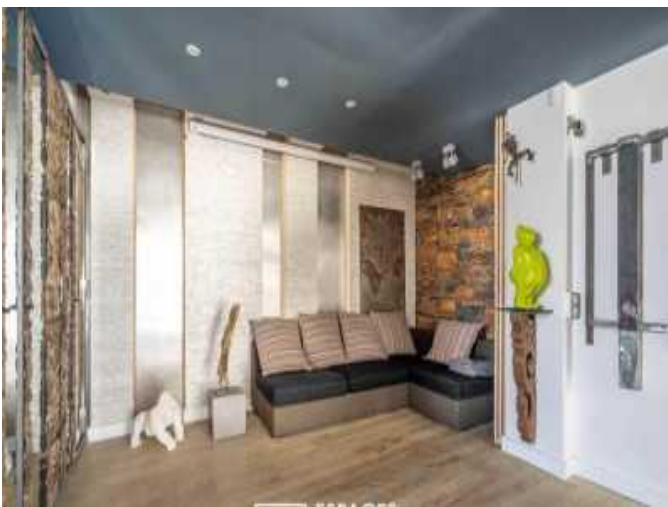


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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have 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.

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**C. BAUER – Sunday Times**

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