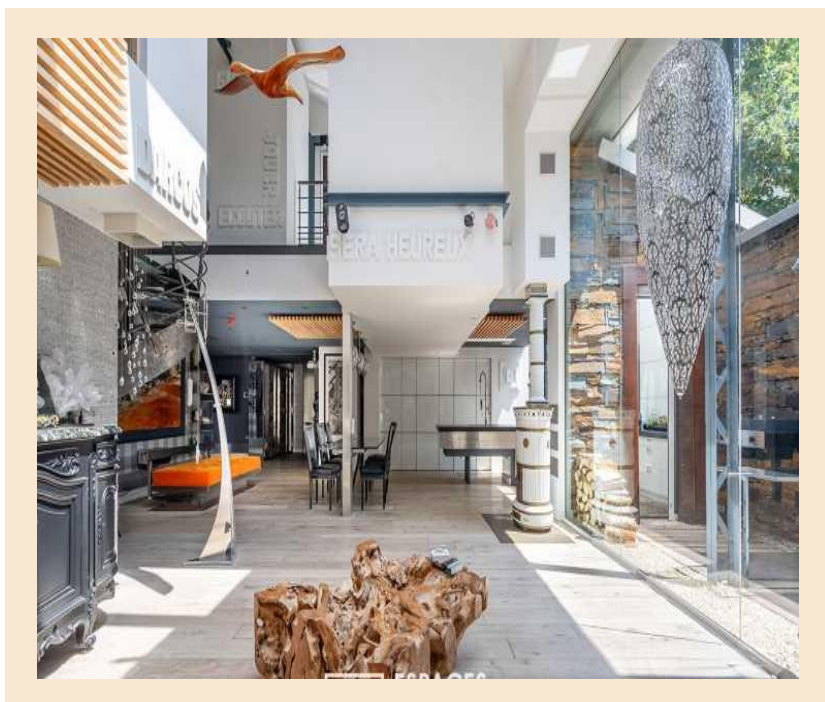


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Majestic loft with terrace and patio

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 living room with 6m high ceilings. An entrance...

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 27m² 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 18m², two of which provide access to a tropézienne of approximately 30m², 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

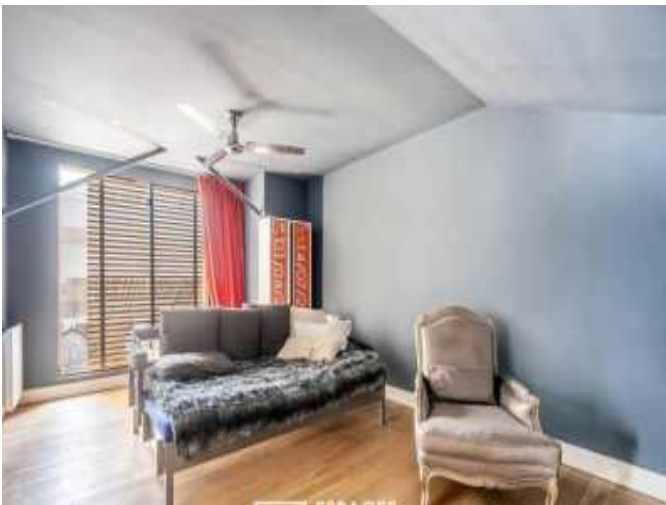
Internal Area:	223.79 sqm
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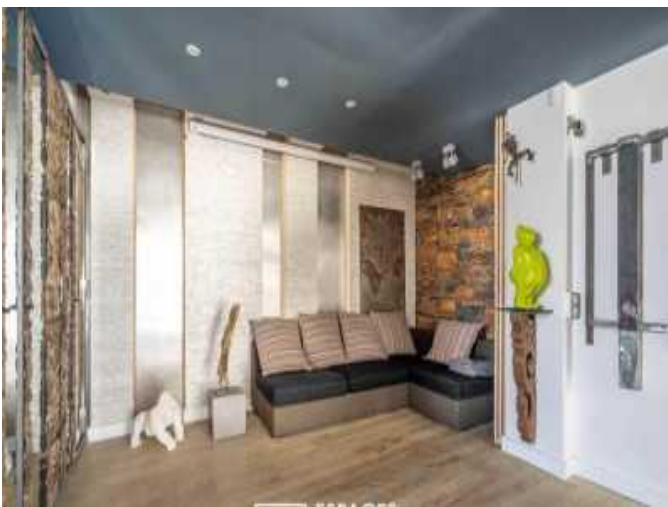
Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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