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Workshop loft with terrace

Paris , Paris , Paris Ile-de-France



€1,190,000

inc. of agency fees

1 Beds 1 Baths 100 sqm

In the heart of the Faidherbe Village and near Aligre, in a quiet courtyard setting, this former workshop rehabilitated into a crossing loft with commercial space totals 93 m² (92.69 m² Carrez). As in...

At a Glance

Reference	MFH-PARIS4869EP-2	Near to	Paris	Price	€1,190,000
Bed	1	Bath	1	Hab.Space	100 sqm
		Pool	No	Land Tax	N/A

Property Description

In the heart of the Faidherbe Village and near Aligre, in a quiet courtyard setting, this former workshop rehabilitated into a crossing loft with commercial space totals 93 m² (92.69 m² Carrez).

As in a small house, the private entrance is located in the privacy of a courtyard and opens onto a large living room with office area of almost 37 m² with 3m high ceilings. Independent toilets complete this part.

There follows a dining area accompanied by an open and equipped American kitchen, extended by a large library. A central wood stove with double openings benefits both living rooms.

The sleeping area reveals on one side, a bathroom with shower and toilet of 9 m²; on the other, an intimate bedroom with a mezzanine of 18 m² with a soothing atmosphere opening onto the private 20m² tree-lined terrace.

The whole creates a unique atmosphere, where the volumes interact harmoniously and the subtle play of light provides a warm atmosphere.

A bicycle storage room completes this property subject to the co-ownership regime.

Metro: Faidherbe Chaligny, 2 minutes on foot.

Information on the risks to which this property is exposed is available on the G eorisks website:

ENERGY CLASS: F / CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between euros2,320 and euros3,200

RSAC : Paris

Condominiums of 77 units (No proceedings in progress).

Annual expenses : 2412 euros.

Summary

Property type:	Apartment
Bedrooms:	1
Bathrooms	1
Price	€1,190,000

Key Information

Year Built:	1800
Internal Area:	100 sqm

Location: Paris Ile-de-France



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