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## Exceptional Loft apartment with garden

Paris , Paris , Paris Ile-de-France



# €2,950,000

inc. of agency fees

3 Beds      1 Baths      210 sqm

Near Avenue Trudaine and Square d'Anvers, this former printing works of 210.06 sqm Carrez, transformed into an elegant loft apartment, is built around a tree-filled outdoor space of 65 m2 for exclusive...

### At a Glance

Reference MFH-PARIS8245

Bed 3

Near to Paris

Bath 1

Pool No

Price €2,950,000

Hab.Space 210 sqm

Land Tax N/A

### Property Description

Near Avenue Trudaine and Square d'Anvers, this former printing works of 210.06 sqm Carrez, transformed into an elegant loft apartment, is built around a tree-filled outdoor space of 65 m2 for exclusive use.

Renovated by an architect, this authentic place harmoniously combines modernity and industrial charm, offering neat services and generous volumes.

The entrance leads to a generous double living room decorated with large bay windows opening onto the vast green patio.

A dining room with an open, equipped and functional kitchen also communicates with the exterior, creating a perfect harmony between interior and exterior.

On the night side, a master suite with private bathroom, separate toilet and dressing room benefits from a pleasant green panorama.

It is followed by an office / music studio that can also be used as a bedroom.

This gives access to a 23 m<sup>2</sup> reserve in the basement.

Finally, an additional bedroom on the second day benefits from its shower room and toilet.

A rarity on the market, this exceptional property is an opportunity to seize for lovers of calm and discreet luxury while remaining in the heart of Parisian life.

Metro Anvers Line 2

### Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€2,950,000

### Key Information

Internal Area:	210 sqm
Has a Garden	Yes

### Location: Paris Ile-de-France



## Gallery







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**C. BAUER – Sunday Times**

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