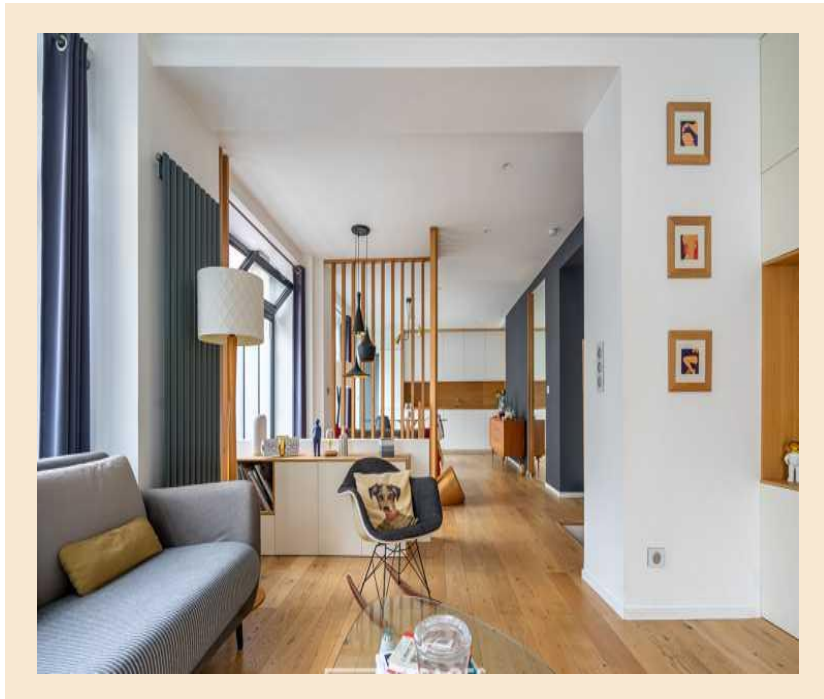


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## Former bakery transformed into a loft

Paris , Paris , Paris Ile-de-France



# €895,000

inc. of agency fees

3 Beds

1 Baths

100 sqm

Located between the Didot and Pernety districts, on the ground floor of a freestone building, this mixed-use family loft (professional and residential) is the result of the contemporary renovation of...

### At a Glance

**Reference** MFH-PARIS8368

**Bed** 3

**Near to** Paris

**Bath** 1

**Pool** No

**Price** €895,000

**Hab.Space** 100 sqm

**Land Tax** N/A

### Property Description

Located between the Didot and Pernety districts, on the ground floor of a freestone building, this mixed-use family loft (professional and residential) is the result of the contemporary renovation of a former bakery.

It has a surface area of 100 m2 Carrez and offers a real universe that combines the borrowings of the past with contemporary elements.

An entrance opens onto a spacious living room bathed in light and organized in an open space: a fitted kitchen and its dining area adjoin the cozy living room with clean lines.

The whole is magnified by a beautiful high ceiling reinforcing the feeling of space. The choice of oak wood for the country-style parquet flooring, and the woodwork of the kitchen coverings as well as custom-made fittings, contrast with the industrial spirit of the place and bring it warmth.

In a home spirit, a designer staircase leads to the lower level dedicated to the sleeping area. A corridor with a modern bathroom leads to two children's bedrooms with storage on one side and a master suite with dressing room and shower room on the other.

The high openings bring natural light to each of the bedrooms while the high ceilings, the workshop-style glass roofs, the metal beams and the clever lighting reinforce this perfectly successful contemporary renovation.

The village spirit of the area, the quality of the services, the brightness and the successful combination of the character of the old and the contemporary spirit give this loft, which is experienced like a house, a zen and friendly spirit where life is good.

Property subject to the status of the co-ownership.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021: between EUR750 and EUR1070 per year.

Metros: Alésia, Plaisance and Perneté (line 4 and line 13)

- EI - - RSAC PARIS

Condominiums of 14 units (No proceedings in progress).

Annual expenses : 2400 euros.

### Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€895,000

### Key Information

Year Built:	1893
Internal Area:	100 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

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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**

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.

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