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## Workshop with an extraordinary volume on the top floor

Paris , Paris , Paris Ile-de-France



# €1,450,000

inc. of agency fees

3 Beds    2 Baths    136.02 sqm

Close to the Petite Ceinture and the Parc des Expositions, this former duplex artist's studio has a surface area of 136m<sup>2</sup> (130.14m<sup>2</sup> Carrez). It is nestled on the top floor with elevator of a beautiful...

### At a Glance

<b>Reference</b>	MFH-PARIS8011	<b>Near to</b>	Paris	<b>Price</b>	€1,450,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	136.02 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Close to the Petite Ceinture and the Parc des Expositions, this former duplex artist's studio has a surface area of 136m<sup>2</sup> (130.14m<sup>2</sup> Carrez).

It is nestled on the top floor with elevator of a beautiful artist's studio building whose construction dates from

1900 and comes from the Paris World's Fair. This studio with its extraordinary volume is the result of a colossal and unique renovation.

The property opens onto an entrance with storage and a first bathroom with WC on the right. The corridor has been restructured to accommodate a pleasant equipped kitchen on either side. It is extended by the dining room and its pretty fireplace. Adjoining this space is the first bedroom.

A true architectural product, the impressive 56m<sup>2</sup> living room stands out at the back of the studio, benefiting from a ceiling height of 6m, and a large glass roof providing constant light to the whole in double North-West exposure. It is completed by a large 4m<sup>2</sup> balcony as well as a spectacular custom-made piece of furniture to enhance this space.

A staircase provides access to the upper floor and allows you to enjoy the view. It is clear, green and calm. You can also see the Eiffel Tower or hear the birds singing on the green belt. On this level, there is a spacious bathroom with a freestanding bathtub and a walk-in shower. It also has openings onto the living room and a double sink. The upper floor is completed by a separate toilet and two bedrooms, including the 20m<sup>2</sup> master bedroom with a view of the rooftops. The volumes, the light and the exceptional character of this workshop make it a unique and rare property that will satisfy those looking for a unique living environment where tranquility reigns. A cellar completes this property.

ENERGY CLASS: D/ CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,000 and EUR2,760 Metro: Porte de Versailles - Balard

Tram: Desnouettes

- - - RSAC: Paris

Condominiums of 20 units (No proceedings in progress).

Annual expenses : 4422 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€1,450,000

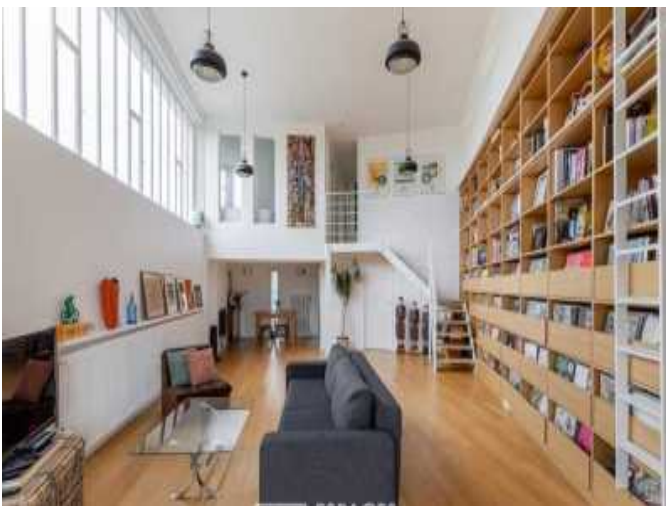
## Key Information

Year Built:	1900
Internal Area:	136.02 sqm
Property Features:	
• Balcony:	1

## Location: Paris Ile-de-France



## Gallery









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**C. BAUER – Sunday Times**

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