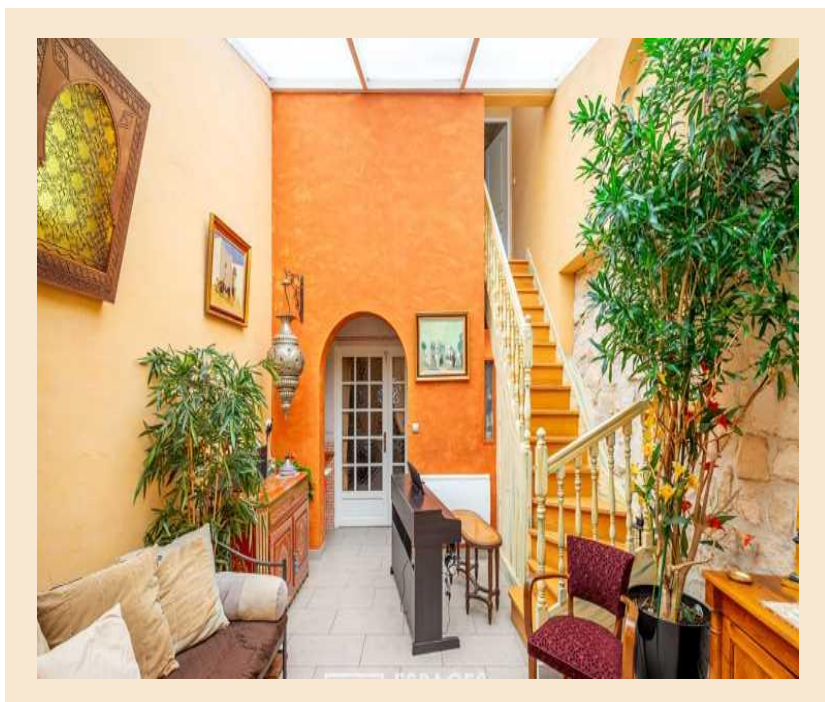


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Duplex loft with terrace, Jeanne d'Arc district

Paris , Paris , Paris Ile-de-France



€847,000

inc. of agency fees

2 Beds 1 Baths 103.4 sqm

Located in a shopping and dynamic district, close to the Bibliothèque metro station (line 14), this former commercial premises of 103.40 m2 Carrez, like a house sheltered from view and noise, is carefully...

At a Glance

Reference MFH-PARIS7906

Bed 2

Near to Paris

Bath 1

Pool No

Price €847,000

Hab.Space 103.4 sqm

Land Tax N/A

Property Description

Located in a shopping and dynamic district, close to the Bibliothèque metro station (line 14), this former commercial premises of 103.40 m2 Carrez, like a house sheltered from view and noise, is carefully arranged on two levels.

This loft which combines calm and volume in an atypical space, benefits from a converted basement and a terrace not overlooked of 33 m2.

The entrance opens onto a cozy living room which reveals on the right, a modern and friendly kitchen, while on the left, a patio, characterized by a beautiful high ceiling, is lit by a large skylight. In the extension, there is a bedroom and its bathroom.

From this patio, a few steps lead to the master bedroom which benefits from access to the terrace (exclusive use).

A basement converted into an office adds a touch of functionality, perfect for teleworking or studies, while maximizing the living space.

The calm, the generous volumes and the outdoor space make this loft a very rare property.

Metros: Bibliothèque François Mitterrand or Olympiades (line 14)

ENERGY CLASS E: / CLIMATE CLASS B: Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021: between EUR2,010 and EUR2,760 per year.

- EI - RSAC: 2021ACO1104 - PARIS

Condominiums of 12 units (No proceedings in progress).

Annual expenses : 4596 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€847,000

Key Information

Internal Area:	103.4 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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