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## Loft-style crossing apartment with balcony - Wagram-Pereire

Paris , Paris , Paris Ile-de-France



# €1,685,000

inc. of agency fees

2 Beds      1 Baths      130 sqm

This 134 sqm apartment (128.9 sqm Carrez) combines elegance and unique character, located on the noble floor of a 1919 building with historic charm. The recently restored façade of the building is distinguished...

### At a Glance

**Reference** MFH-PARIS8367

**Bed** 2

**Near to** Paris

**Bath** 1

**Pool** No

**Price** €1,685,000

**Hab.Space** 130 sqm

**Land Tax** N/A

### Property Description

This 134 sqm apartment (128.9 sqm Carrez) combines elegance and unique character, located on the noble floor of a 1919 building with historic charm.

The recently restored façade of the building is distinguished by its architectural details: the original carriage

doors, elegant arches and sculpted ornaments give this building a noble and timeless appearance. The stone balcony, decorated with delicate patterns, overlooks the entrance, adding an additional cachet to this prestigious address.

Inside, a large living room bathed in light highlights an open American kitchen and two mezzanines that create unique living spaces.

Thanks to its through layout, the apartment benefits from exceptional brightness throughout the day.

This reception area opens onto a 2.3 m<sup>2</sup> south-facing balcony.

The apartment also includes a master bedroom treated as an en suite, with shower room and dressing room, as well as a second bedroom (or office) with its own bathroom.

A parking space in the courtyard is available in addition, a rare asset in the area.

This crossing apartment bathed in light will appeal to lovers of exceptional properties looking for an elegant and unique living environment, in a building with undeniable character.

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Condominiums of 20 units (No proceedings in progress).

Annual expenses : 7284 euros.

### Summary

Property type: Apartment  
Bedrooms: 2  
Bathrooms: 1  
Price: €1,685,000

### Key Information

Internal Area: 130 sqm  
Property Features:

- Balcony: 1

### Location: Paris Ile-de-France



## Gallery





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