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## Former upholsterer's workshop transformed into a loft with rooftop in...

**Saint Cloud , Hauts-de-Seine , Paris Ile-de-France**



**€985,000**

inc. of agency fees

2 Beds

113 sqm

A unique address where industrial elegance meets contemporary comfort in a highly sought-after area. This former upholsterer's workshop, beautifully renovated into a 113m<sup>2</sup> 112.89m<sup>2</sup> Carrez duplex loft,...

### At a Glance

**Reference** MFH-PARIS8505

**Near to** Saint Cloud

**Price** €985,000

**Bed** 2

**Pool** No

**Hab.Space** 113 sqm

**Land Tax** N/A

### Property Description

A unique address where industrial elegance meets contemporary comfort in a highly sought-after area. This former upholsterer's workshop, beautifully renovated into a 113m<sup>2</sup> 112.89m<sup>2</sup> Carrez duplex loft, combines old-world charm with modern lines.

From the street, a first entrance door opens into a 27m<sup>2</sup> commercial space, which can be converted into a shop, office or living room. An ideal place to host your projects while opening harmoniously onto a 92m<sup>2</sup> living area on the courtyard side.

On the ground floor, the soul of the place is revealed: a spacious and friendly dining kitchen, extended by a lounge area concealing a TV.

The room is enhanced by an elegant glass roof also flooding the mezzanine with natural light. A contemporary and bright bathroom with bathtub, shower and toilet completes this level.

A spiral staircase, the backbone of the place, leads upstairs to a mezzanine converted into a lounge inviting you to relax.

On either side, two cozy bedrooms offer peace and privacy, ideal for entertaining or working in peace.

The secret asset of this loft lies in a 30 m<sup>2</sup> rooftop, a rare and precious outdoor space, perfect for special moments in the open air.

Completely renovated and in perfect condition, this property does not require any work. It offers remarkable flexibility thanks to its generous volumes and its easily modular ground floor space.

In the immediate vicinity of amenities, renowned schools (including the German National School of Paris) and only an 8-minute walk from the train station, this loft is a rare opportunity for those looking for an atypical and functional place to live.

Let yourself be seduced by the harmony between the history of the place and the modernity of the services.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between euros1,020 and euros1,440.

Information on the risks to which this property is exposed is available on the Géorisques website:

Matthieu:

Condominiums of 14 units (No proceedings in progress).

Annual expenses : 1208 euros.

## Summary

Property type:	Apartment
Bedrooms:	2
Price	€985,000

## Key Information

Internal Area:	113 sqm
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## Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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