

[Click to view MFH-PARIS8358](#)

Loft around a patio

Saint Denis , Seine-Saint-Denis , Paris Ile-de-France



€980,000

inc. of agency fees

3 Beds 2 Baths 196.64 sqm

Located on the banks of the Saint-Denis Canal, near the Church and the Saint Denis train station, in a former dried flower warehouse, a 196m² (180.27m² Carrez) loft reinvented by an architect. Sheltered...

At a Glance

Reference	MFH-PARIS8358	Near to	Saint Denis	Price	€980,000
Bed	3	Bath	2	Hab.Space	196.64 sqm
		Pool	No	Land Tax	N/A

Property Description

Located on the banks of the Saint-Denis Canal, near the Church and the Saint Denis train station, in a former dried flower warehouse, a 196m² (180.27m² Carrez) loft reinvented by an architect.

Sheltered from a courtyard, this renovation organized around a 23m² patio gives pride of place to concrete in multiple ways and to the omnipresence of light.

The entrance leads to a living room of approximately 70m² opening on one side to the kitchen delimited by a central island and on the other to the Japanese-inspired patio.

On one side, the parental suite benefits from a custom-made dressing room and a bathroom with shower and bathtub totaling 30m².

On the other hand, the library cleverly conceals a mezzanine that can be used as an extra bed and provides access to the second living room with a fireplace. As an extension, two other bedrooms each benefiting from a mezzanine share a bathroom with water closet.

A boiler room also serving as a laundry room and a second guest water closet complete the level.

The quality of materials and finishes, the variations of varnished concrete poured in the mass, the many custom-made pieces of furniture are highlighted by a refined and contemporary decoration.

Transport: Saint-Denis train station 100 meters away

An outdoor parking space completes this property subject to the status of the condominium.

ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established on the basis of energy prices for the year 2021: between euros 3,190 and euros 4,390

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

RSAC: Paris

Condominiums of 141 units (No proceedings in progress).

Annual expenses : 4738 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€980,000

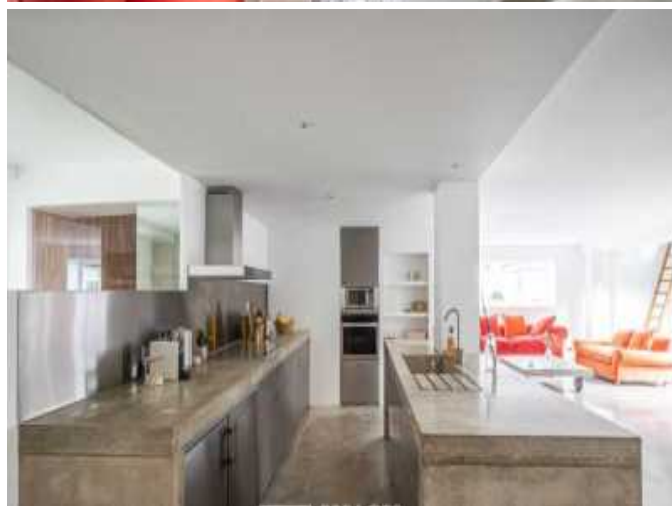
Key Information

Internal Area:	196.64 sqm
----------------	------------

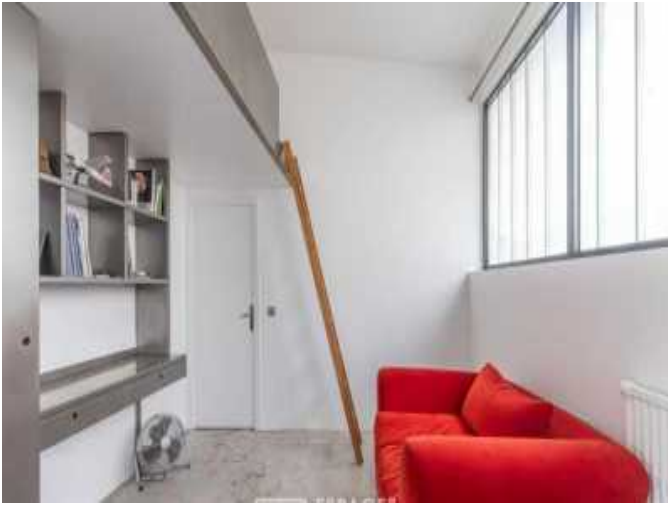
Location: Paris Ile-de-France



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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates