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## 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 196m<sup>2</sup> (180.27m<sup>2</sup> Carrez) loft reinvented by an architect. Sheltered...

### At a Glance

<b>Reference</b>	MFH-PARIS8358	<b>Near to</b>	Saint Denis	<b>Price</b>	€980,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	196.64 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	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 196m<sup>2</sup> (180.27m<sup>2</sup> Carrez) loft reinvented by an architect.

Sheltered from a courtyard, this renovation organized around a 23m<sup>2</sup> 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 70m<sup>2</sup> 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 30m<sup>2</sup>.

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

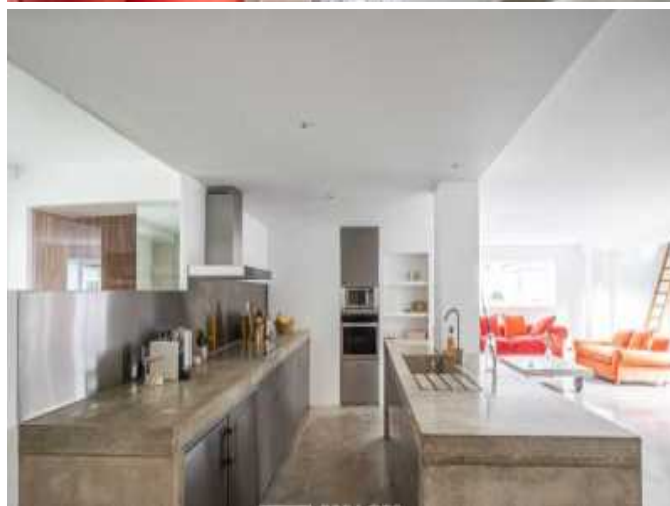
### Key Information

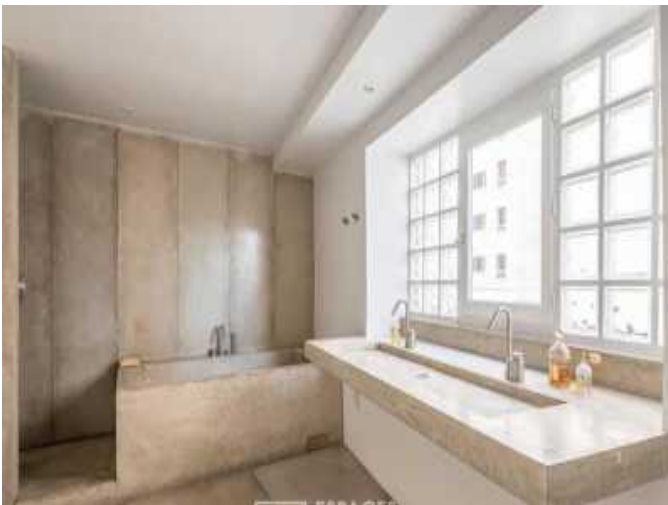
Internal Area:	196.64 sqm
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### Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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