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## Loft with roof terrace

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



# €699,000

inc. of agency fees

4 Beds    3 Baths    188.31 sqm

Located between the Saint Denis canal and the Aubervilliers Town Hall, this loft-style place on 4 levels of 188.31m<sup>2</sup> (177.69m<sup>2</sup> Carrez) is decorated with a green roof top of 37m<sup>2</sup> In the quiet of a small...

### At a Glance

**Reference** MFH-PARIS5483

**Bed** 4

**Near to** Aubervilliers

**Bath** 3

**Pool** No

**Price** €699,000

**Hab.Space** 188.31 sqm

**Land Tax** N/A

### Property Description

Located between the Saint Denis canal and the Aubervilliers Town Hall, this loft-style place on 4 levels of 188.31m<sup>2</sup> (177.69m<sup>2</sup> Carrez) is decorated with a green roof top of 37m<sup>2</sup> In the quiet of a small street , the different floors are through and benefit from a family layout and pleasant light. On the ground floor, the entrance benefits from a large wardrobe and plenty of storage space, then a workshop housing the boiler room and providing direct access to the parking space. The first floor accommodates a 14m<sup>2</sup> office and a bedroom with bathroom and water closet. On the second floor, the living room with kitchen totals 66m<sup>2</sup>. On

the top floor, two bedrooms share a bathroom with water closet and a master suite with bathroom, water closet and dressing room completes the level. A staircase gives access to a 36m<sup>2</sup> roof top garden. This recent construction combines innovative materials and raw materials such as concrete, wood or metal. The generous volumes and light give this place a warm and friendly atmosphere. ENERGY CLASS: D/ CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1730 and EUR2400. Metro: Aubervilliers Town Hall 500m away. Subject to co-ownership status. RSAC: Paris  
Condominiums of 12 units (No proceedings in progress).

Annual expenses : 3580 euros.

### Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	3
Price	€699,000

### Key Information

Internal Area:	188.31 sqm
Has a Garden	Yes

### Location: Paris Ile-de-France



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