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Loft with canopy

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



€1,050,000

inc. of agency fees

4 Beds

380.88 sqm

Close to rue des Ursulines and the Saint-Denis canal, this former sculptor's workshop converted into a freehold loft covers 380m2 on two levels. The place reinvented by the owner benefits from four large...

At a Glance

Reference MFH-PARIS4973EP

Near to Saint Denis

Price €1,050,000

Bed 4

Pool No

Hab.Space 380.88 sqm

Land Tax N/A

Property Description

Close to rue des Ursulines and the Saint-Denis canal, this former sculptor's workshop converted into a freehold loft covers 380m2 on two levels.

The place reinvented by the owner benefits from four large skylights diffusing a beautiful light and a ceiling height of 5.40m punctuated by an Eiffel steel structure.

A metal staircase serves on the lower level a space of 100m2 benefiting from a double height and distributing four rooms ranging from 11 to 28m2, as well as a bathroom, a toilet and a cellar of 18m2.

On the upper level, a large mezzanine composed of a living room opening onto a fitted kitchen of 41m² then a bedroom of 35m² covering the reception area.

Accessible by a double garage, a storage room and a laundry room totaling 30m² provide access to an independent apartment of 45m² composed of a living room opening onto a 31m² kitchen, a bedroom, a shower room and a bathroom. an independent toilet.

This loft/workshop for residential use and with generous volumes offers multiple options for layout and use.

Metro: Porte de Paris at 800m

Saint-Denis train station at 450m

ENERGY CLASS: C/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between euros2,410 and euros3,320.

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

RSAC: Paris

Summary

Property type:	House
Bedrooms:	4
Price	€1,050,000

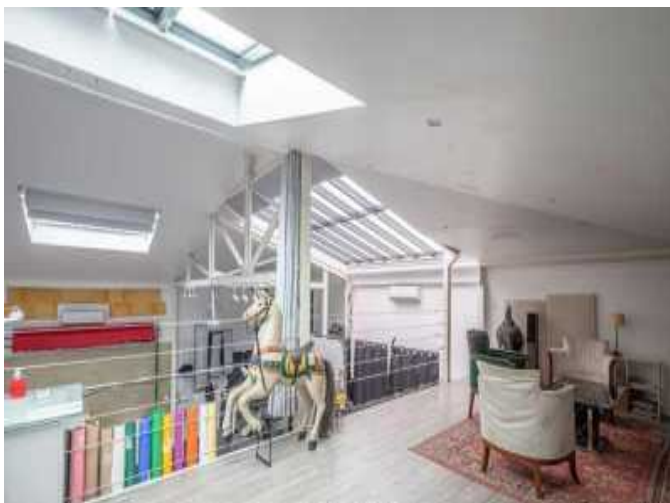
Key Information

Internal Area:	380.88 sqm
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Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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