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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 41m<sup>2</sup> then a bedroom of 35m<sup>2</sup> covering the reception area.

Accessible by a double garage, a storage room and a laundry room totaling 30m<sup>2</sup> provide access to an independent apartment of 45m<sup>2</sup> composed of a living room opening onto a 31m<sup>2</sup> 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

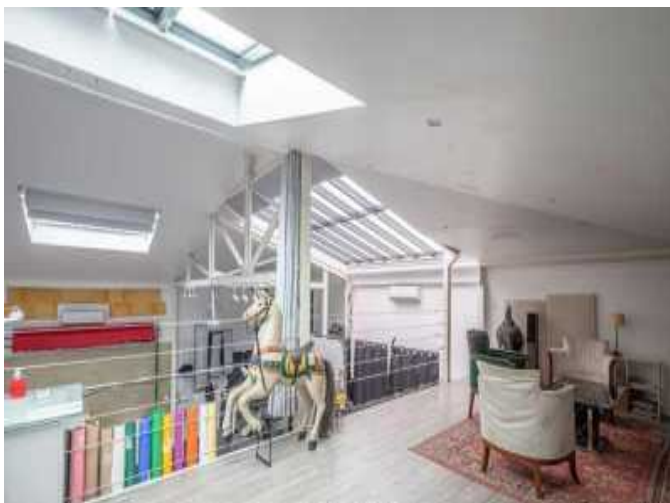
## Key Information

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



## Gallery





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**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.

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