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## New York Loft with Terrace

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



# €695,000

inc. of agency fees

2 Beds      1 Baths      96 sqm

Located between the Parc des Guilands and Croix de Chavaux, this loft resulting from the rehabilitation of a former tannery spreads its 100.70m<sup>2</sup> (95.91m<sup>2</sup> Carrez) over two levels, and has a 22.9m<sup>2</sup> terrace....

### At a Glance

**Reference** MFH-PARIS8838

**Near to** Montreuil

**Price** €695,000

**Bed** 2

**Bath** 1

**Hab.Space** 96 sqm

**Pool** No

**Land Tax** N/A

### Property Description

Located between the Parc des Guilands and Croix de Chavaux, this loft resulting from the rehabilitation of a former tannery spreads its 100.70m<sup>2</sup> (95.91m<sup>2</sup> Carrez) over two levels, and has a 22.9m<sup>2</sup> terrace.

On the ground floor, the entrance with toilet opens onto a living room of almost 60m<sup>2</sup> with impressive volumes. Large openings in the facade allow the light to diffuse pleasantly through the 4.40 meters high living room. Concrete, brick, metal and wood blend harmoniously and give the place a unique atmosphere,

with industrial and New York tones.

Under the mezzanine, the kitchen is next to a reception area and provides access to the terrace.

A staircase decorated with a metal structure leads to the first level. Overlooking the dining room, the mezzanine distributes two bedrooms, a bathroom (with bathtub and shower) and a separate toilet.

A loft with a terrace with New York accents, whose rehabilitation has preserved the industrial origin of the premises.

Property subject to co-ownership status, intended for residential use.

Croix de Chavaux metro station 350m away.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR840 and EUR1,190.

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

RSAC: Créteil

Condominiums of 24 units (No proceedings in progress).

Annual expenses : 1961 euros.

### Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€695,000

### Key Information

Internal Area:	96 sqm
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### Location: Paris Ile-de-France



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