

[Click to view MFH-PARIS8436-C1](#)

Spacious Loft with unique charm

Gennevilliers , Hauts-de-Seine , Paris Ile-de-France



€780,000

inc. of agency fees

3 Beds

1 Baths

160 sqm

In the quiet of a small street, in a former tapestry workshop rehabilitated into two residential lots only, come and discover this loft of 160.10 m² carrez, located on the first and last floor. The result...

At a Glance

Reference MFH-PARIS8436-C1

Near to Gennevilliers

Price €780,000

Bed 3

Bath 1

Hab.Space 160 sqm

Pool No

Land Tax N/A

Property Description

In the quiet of a small street, in a former tapestry workshop rehabilitated into two residential lots only, come and discover this loft of 160.10 m² carrez, located on the first and last floor.

The result of the reinterpretation is an open living space of 99m² with an industrial aesthetic, bathed in through light, creating a serene and friendly atmosphere.

From the entrance, this loft reveals its unique character with a cathedral living room of 66m². The eye is drawn upwards by an impressive ceiling height, revealing exposed metal beams, patinated by time, which cross the space in all simplicity, emphasizing the industrial character of the place.

On the floor, a light oak parquet floor brings a touch of warmth and elegance. This wood with natural shades contrasts harmoniously with the metal elements.

The open kitchen of 32 m² fits harmoniously into this loft space. Separated from the living room by a large bar, it becomes a real heart of life where we meet as much to cook as to exchange. The waxed concrete floor of a soft and matte gray brings a touch of modernity and contrasts subtly with the oak parquet flooring of the living room, while visually unifying the kitchen space.

The loft has two large bedrooms with storage and zenithal light and an office that can be closed to create a third bedroom.

The glass roof of the bathroom, inclined to follow the slope of the roof, offers a view of the sky and floods the space with light, creating a sensation of volume and spectacular openness.

A laundry room and separate toilet complete this property.

This loft represents the perfect harmony between the industrial history of the building and contemporary comfort, making it an ideal place for a family looking for space and style.

Transport: 5 minutes walk from the L13 Gabriel Perri metro and close to all amenities: shops, restaurants, schools.

Property subject to the co-ownership regime, 2 lots including 2 residential lots, no procedures in progress. A cellar shared by the two lots.

ENERGY CLASS: C / CLIMATE CLASS: C.

Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between euros2,220 and euros3,050.

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

YON- - EI - RSAC: Nanterre.

Condominiums of 2 units (No proceedings in progress).

Annual expenses : 367 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€780,000

Key Information

Internal Area:	160 sqm
----------------	---------

Location: Paris Ile-de-France



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates