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## 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 m<sup>2</sup> carrez, located on the first and last floor. The result...

### At a Glance

**Reference** MFH-PARIS8436-C2

**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 m<sup>2</sup> carrez, located on the first and last floor.

The result of the reinterpretation is an open living space of 99m<sup>2</sup> 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 66m<sup>2</sup>. 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 m<sup>2</sup> 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
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**Location: Paris Ile-de-France**



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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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