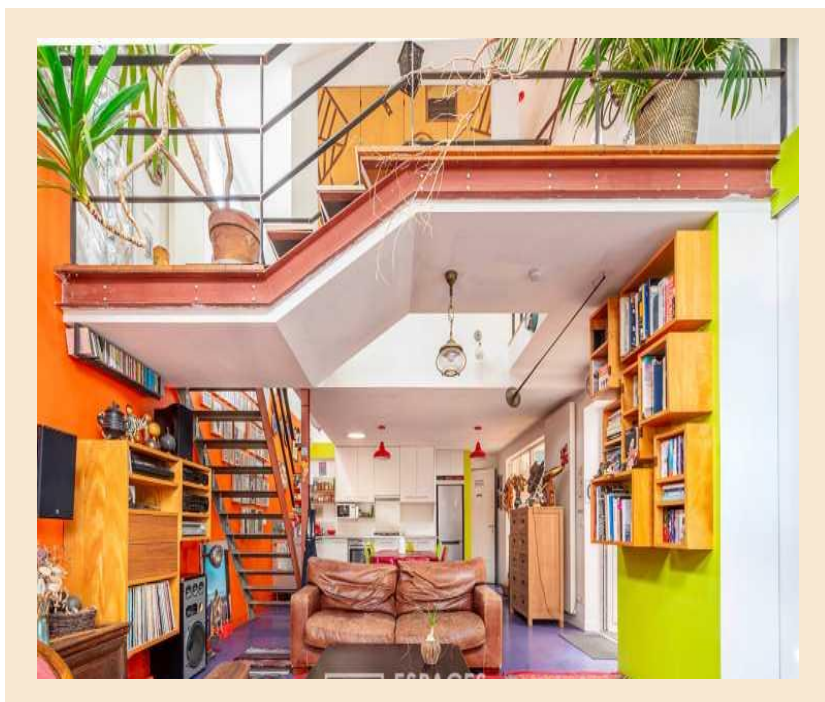


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## Loft house with workshop and garden

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



**€1,190,000**

inc. of agency fees

5 Beds 1 Baths 285 sqm 0.02 ha

Located in the East of Bas-Montreuil, near Fontenay-sous-Bois, this Loft house divides its 285.59m<sup>2</sup> between a 117.01m<sup>2</sup> workshop and a living area of 168.58m<sup>2</sup>...

### At a Glance

<b>Reference</b>	MFH-PARIS9390	<b>Near to</b>	Montreuil	<b>Price</b>	€1,190,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	285 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the East of Bas-Montreuil, near Fontenay-sous-Bois, this Loft house divides its 285.59m<sup>2</sup> between a 117.01m<sup>2</sup> workshop and a living area of 168.58m<sup>2</sup> on two levels. A plot of 180m<sup>2</sup> includes a garden and two outdoor parking spaces.

Access to the premises is via the garden, including two uncovered outdoor parking spaces.

On the ground floor, the kitchen opens onto the living room to form a living room of over 45m<sup>2</sup>, double height, decorated with a wood stove. A bay window on the front offers a clear view of the garden and its terrace.

A laundry room and separate toilets complete this level.

A staircase overlooking the living room distributes four large bedrooms, a bathroom and separate toilets on the first level.

Adjoining the living area, the workshop has nearly 120m<sup>2</sup> on the ground floor. A mezzanine houses a final bedroom and an open storage space. Under a glass roof reaching over 7m in height, abundant light diffuses through the space.

The omnipresent original metal structure bears witness to the industrial past of the premises.

A true link between activity and family life, this house with garden offers calm and volume in Bas-Montreuil.

Croix de Chavaux metro stations 1100m away.

Property for mixed activity/residential use.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between EUR2,730 and EUR3,750.

Information on the risks to which this property is exposed is available on the G eorisques website:

RSAC: Cr eteil

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,190,000

## Key Information

Internal Area:	285 sqm
Land Area:	0.02 ha

## Location: Paris Ile-de-France



# Gallery







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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.

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**C. BAUER – Sunday Times**

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