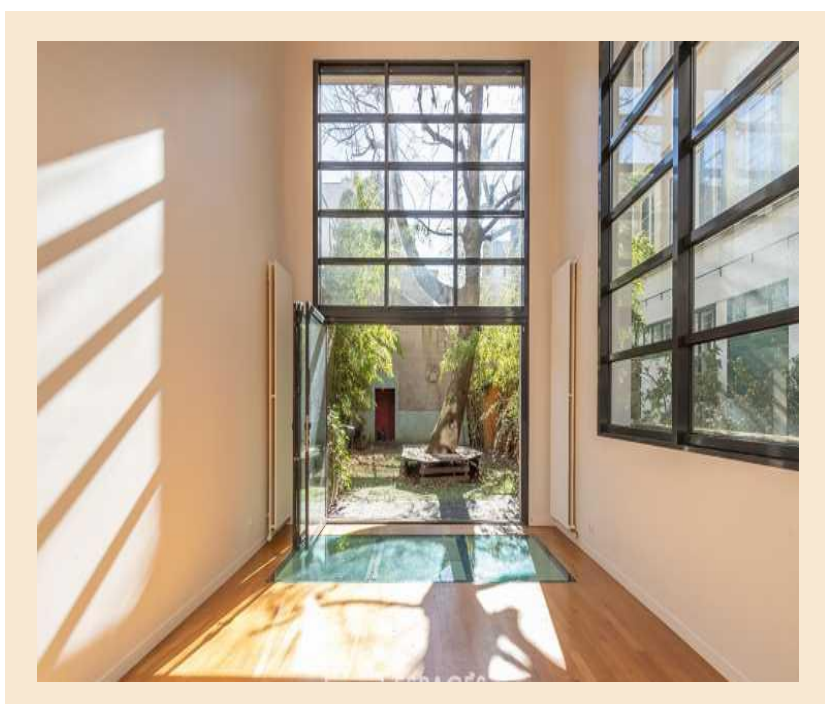


[Click to view MFH-PARIS8783-2](#)

## Loft house with garden and terraces Daguerre district

Paris , Paris , Paris Ile-de-France



# €2,980,000

inc. of agency fees

4 Beds      1 Baths      359 sqm

Located in the Daguerre district, within a charming condominium of artist studios, this loft house with a surface area of 359 m2 is characterized by its...

### At a Glance

<b>Reference</b>	MFH-PARIS8783-2	<b>Near to</b>	Paris	<b>Price</b>	€2,980,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	359 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the Daguerre district, within a charming condominium of artist studios, this loft house with a surface area of 359 m2 is characterized by its volumes and brightness. It benefits from a garden of 47 m2 and three terraces with a total area of 52m2.

An entrance hall leads to a double living room with clean lines, enhanced by high ceilings and lit by large bay windows and a workshop glass roof offering direct access to the south-facing garden.

The first floor serves a spacious master suite and an office space which overlooks the living room.

On the second floor there are two bedrooms, each with a bathroom and a superb sunny terrace.

The top floor is devoted to a fourth bedroom with bathroom, dressing room and 2 terraces.

The first basement is lit by daylight thanks to its glass ceiling and distributes on one side a spacious dining kitchen with high ceilings and on the other a possible fifth bedroom.

In the second basement, two large rooms that can serve as a gym or cinema room complete the ensemble.

The impressive number of openings letting in light, the calm, the generous volumes and the quality of the services make this architect-designed house a unique place to live in a very sought-after area.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,820 and EUR3,870 per year.

Although subject to the status of co-ownership.

Metro: Denfert-Rochereau

- EI - - RSAC PARIS

Condominiums of 14 units (No proceedings in progress).

Annual expenses : 6800 euros.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€2,980,000

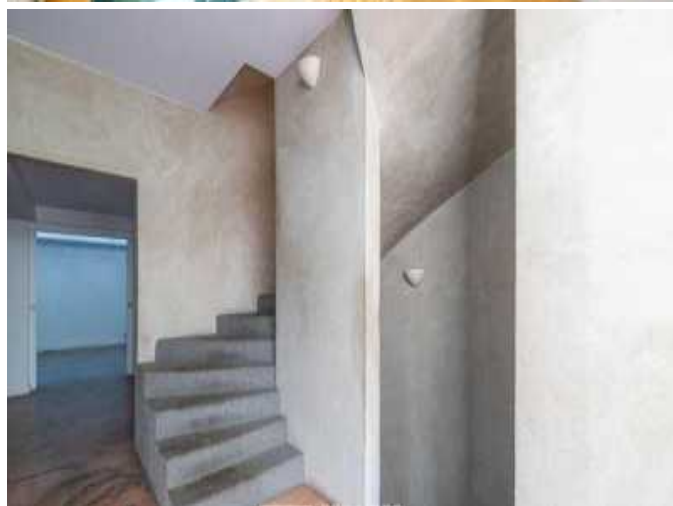
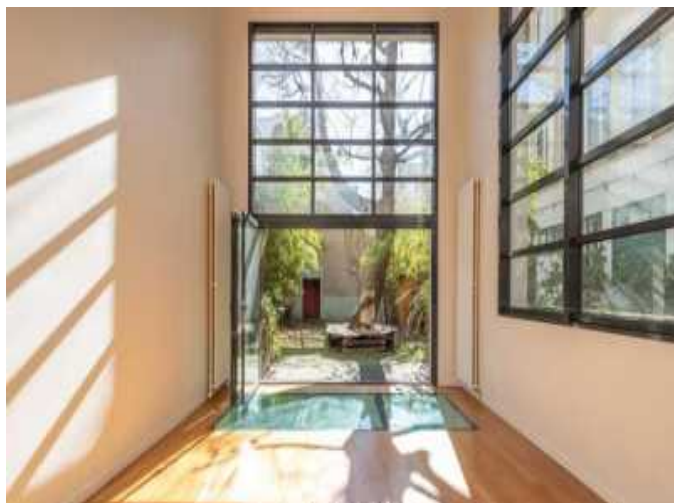
## Key Information

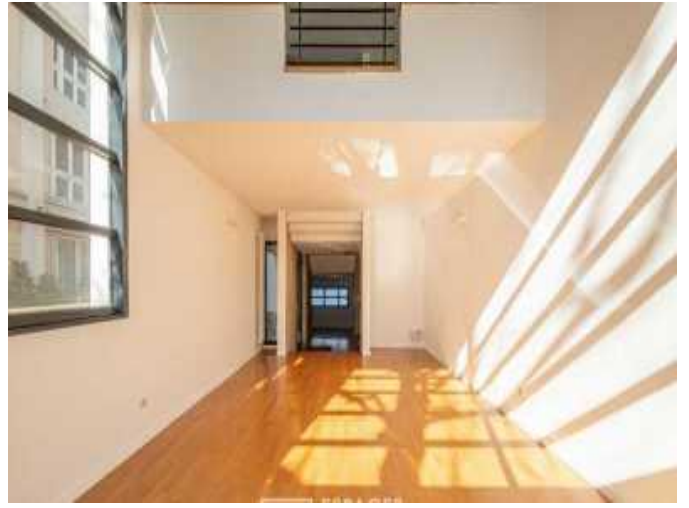
Year Built:	1992
Internal Area:	359 sqm
Property Features:	
• Balcony:	3
Has a Garden	Yes

## 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

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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.

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## Testimonials

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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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