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Duplex with terrace and garden

Saint Ouen Sur Seine , Seine-Saint-Denis , Paris Ile-de-France



€990,000

inc. of agency fees

4 Beds

175 sqm

On the edge of the Debain-Michelet district, in the immediate vicinity of the Puces de Saint-Ouen and the Stade Bauer, this 175.17 sqm (163.07 sqm Carrez) dual-aspect duplex is located in a quiet backyard...

At a Glance

Reference MFH-PARIS9355

Near to Saint Ouen Sur Seine

Price €990,000

Bed 4

Pool No

Hab.Space 175 sqm

Land Tax N/A

Property Description

On the edge of the Debain-Michelet district, in the immediate vicinity of the Puces de Saint-Ouen and the Stade Bauer, this 175.17 sqm (163.07 sqm Carrez) dual-aspect duplex is located in a quiet backyard and benefits from a garden and a terrace.

This loft for residential use is the result of the division of a building with an industrial past.

The entrance with dressing room opens onto a double cathedral living room of 64 sqm, decorated with a

fireplace, extended by a kitchen and a private garden of 18 sqm. This space is bathed in light thanks to the numerous openings. The exposed beams as well as the generous volumes give this place a rare singularity. A bedroom with shower room, a second living room that can be converted into a bedroom according to needs, a back kitchen with laundry area and a water closet complete this level.

Upstairs, accessible by a wide wooden staircase, the mezzanine overlooks the living room and provides access to a private 22 sqm terrace. Two bedrooms, one with a dressing room, a bathroom and a separate water closet complete this level.

Nestled in the attic like a cabin, an 8 sqm room can accommodate an office or an additional bed.

This atypical living space combines the authenticity of an industrial past with contemporary functionality, offering a rare opportunity in the heart of a sought-after neighborhood.

Covered parking completes this property subject to the status of co-ownership.

Metro: Porte de Clignancourt 950 meters away; Saint-Ouen Town Hall 1km

ENERGY CLASS: C / CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,380 and EUR1,920.

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

RSAC: Paris

Condominiums of 24 units (No proceedings in progress).

Annual expenses : 2816 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Price	€990,000

Key Information

Internal Area:	175 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



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