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Loft in the heart of the Bruyères district

Courbevoie , **Hauts-de-Seine** , **Paris Ile-de-France**



€825,000

inc. of agency fees

4 Beds

114 sqm

In the immediate vicinity of the Bruyères park, in a magnificent listed and recently renovated industrial building, discover this duplex loft of 98.23m² carrez (114m² on the ground), located on the third...

At a Glance

Reference MFH-PARIS8626-C3

Near to Courbevoie

Price €825,000

Bed 4

Pool No

Hab.Space 114 sqm

Land Tax N/A

Property Description

In the immediate vicinity of the Bruyères park, in a magnificent listed and recently renovated industrial building, discover this duplex loft of 98.23m² carrez (114m² on the ground), located on the third and last floor.

Access by the freight elevator or by the Eiffel-style metal staircase sets the tone for this loft with its unique industrial aesthetic.

The living room is distinguished by its great brightness, thanks to its large bay windows, its impressive ceiling height of 6 meters, its metal frame, all harmonized by an elegant solid oak parquet floor.

In the extension is a pretty contemporary kitchen, from the Leicht brand, with veined quartz worktop, high-end household appliances and wine cellar.

A bedroom of more than 12m² with wardrobe and a bathroom with toilet complete this level.

A metal spiral staircase, in harmony with the beams, leads to a second bedroom with custom-made storage.

Upstairs, two children's bedrooms, spare bedrooms or an office can be combined to form a large room of 15.12m² carrez (20m² on the ground).

Access the mezzanine by a staircase from the living room where an additional space open to the living room can be used as an office, TV room or reading corner, according to your wishes.

The property is also equipped with a reversible air conditioner, roller shutters and automatic Velux openings to guarantee optimal comfort in all seasons. An outdoor parking space (video-surveilled parking) completes this property.

The calm, the mix of materials combining charm and modernity, the brightness and the proximity of the Bruyères park make this property rare in the area.

The dynamic and booming district harmoniously combines homes and businesses, modernity and heritage, city and nature. You will be in the immediate vicinity of shops, a few minutes from Bécon-les-Bruyères train station and the future Grand Paris Express station, 2 minutes from line 178 La Défense and 3 minutes from line 168 Pont de Levallois

Property subject to the co-ownership regime, 140 lots including 48 residential lots, procedures in progress.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use (DPE carried out before 01/07/2021) euros1,149.

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

YON- - EI - RSAC: Nanterre.

Condominiums of 144 units

Annual expenses : 1952 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Price	€825,000

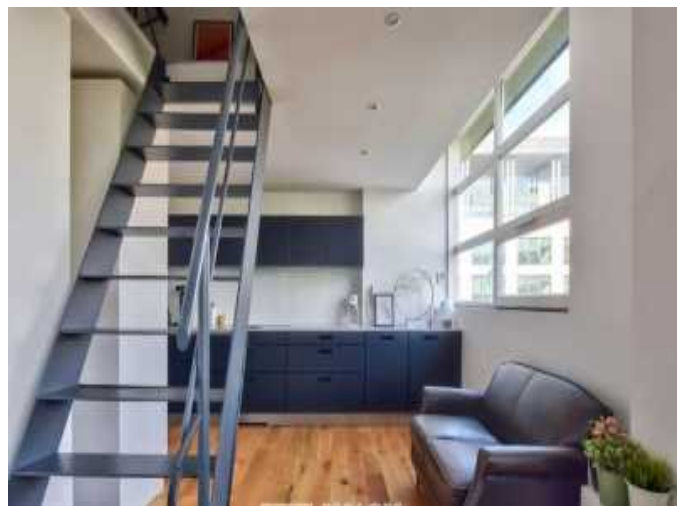
Key Information

Internal Area:	114 sqm
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Location: Paris Ile-de-France



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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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