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House in a former shoe factory, Butte aux Cailles district

Paris , Paris , Paris Ile-de-France



€1,400,000

inc. of agency fees

4 Beds 1 Baths 123.59 sqm

This 147.72 sqm (123.59 sqm Carrez) condominium house stands out for its unique character on Rue de la Butte-aux-Cailles. It has benefited from a complete renovation by an architect, who has preserved...

At a Glance

Reference MFH-PARIS8943

Bed 4

Near to Paris

Bath 1

Pool No

Price €1,400,000

Hab.Space 123.59 sqm

Land Tax N/A

Property Description

This 147.72 sqm (123.59 sqm Carrez) condominium house stands out for its unique character on Rue de la Butte-aux-Cailles.

It has benefited from a complete renovation by an architect, who has preserved the soul of this atypical space while adapting it to the demands of contemporary life.

One of the main assets of this property is its 3-meter ceiling height on all levels, a real luxury that gives the entire house a feeling of space and freedom.

This generous volume allows for exceptional light, making each room particularly pleasant to live in and allowing for bold interior designs.

The oversized windows help to create a feeling of openness to the adjoining park while maintaining a welcome privacy in a dynamic neighborhood.

The architecture of this property combines the charm of the old with the audacity of a modern layout, where every square meter has been designed to optimize comfort. Upon entering, the ground floor consists of a large open living room, ideal for entertaining, with a fitted, discreet and friendly kitchen.

A laundry room and a shower room complete this level. The sleeping area upstairs offers three bright bedrooms that share a bathroom.

The layout under the roof on the second floor gives rise to a fourth bedroom for optimal family comfort.

This house also benefits from the immediate proximity of shops, schools and transport.

Metro lines 5, 6, 7 and 14 are just a few steps away and provide connections to the rest of the capital or to Orly airport. The Butte-aux-Cailles district, renowned for its village atmosphere and picturesque streets, offers you a rare quality of life.

An opportunity for lovers of atypical spaces and a unique living environment in Paris. A parking space can be sold separately.

Metros: Place d'Italie (lines 5, 6 and 7), Corvisart (line 6) and Maison Blanche (line 14) Buses: 57, 64, 27, 83, 47 ENERGY CLASS: C CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between EUR1,210 and EUR1,690 per year.

- EI - RSAC: 2021ACO1104 - PARIS

Condominiums of 55 units (No proceedings in progress).

Annual expenses : 2808 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,400,000

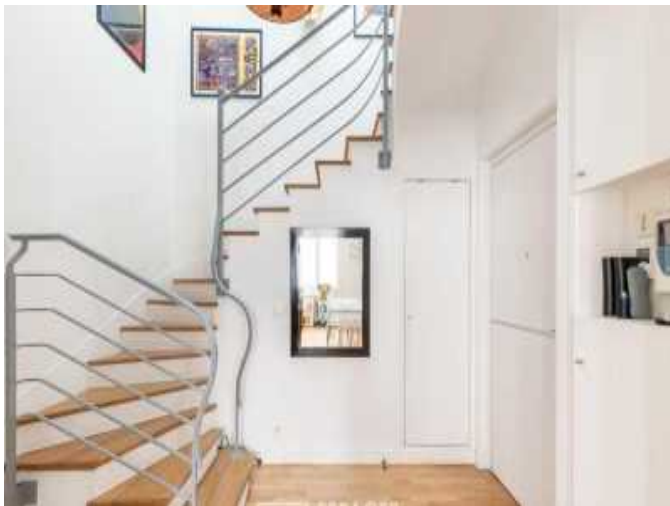
Key Information

Internal Area:	123.59 sqm
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Location: Paris Ile-de-France



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