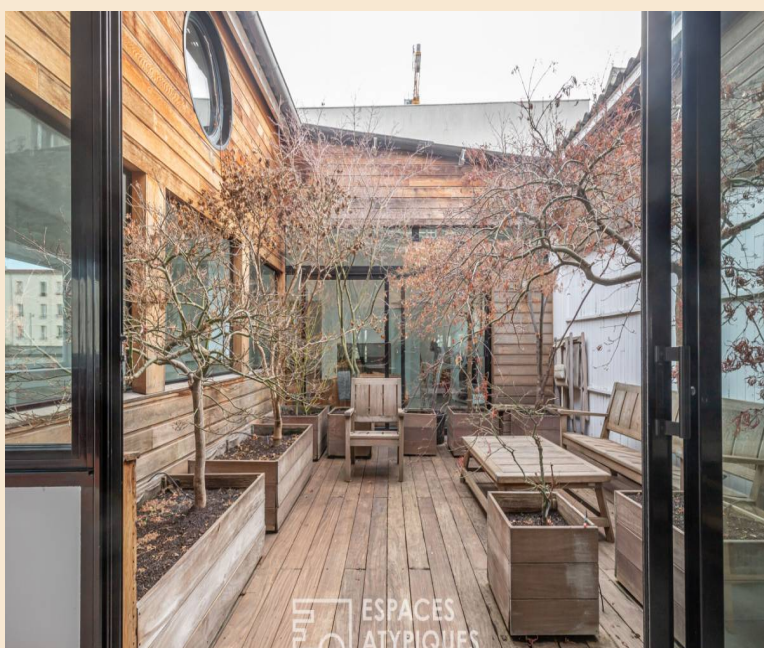


[Click to view MFH-PARIS9450](#)

## Loft around a patio

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



# €945,000

inc. of agency fees

3 Beds    2 Baths    196.64 sqm

Located on the banks of the Canal de Saint-Denis, 10 minutes by public transport from Gare du Nord and 15 minutes from Châtelet, close to the church and...

### At a Glance

<b>Reference</b>	MFH-PARIS9450	<b>Near to</b>	Saint Denis	<b>Price</b>	€945,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	196.64 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located on the banks of the Canal de Saint-Denis, 10 minutes by public transport from Gare du Nord and 15 minutes from Châtelet, close to the church and Saint-Denis train station, this 196m<sup>2</sup> loft (180.27m<sup>2</sup> Carrez law) redesigned by an architect is housed in a former dried flower warehouse.

Tucked away by a courtyard, this renovation, organized around a 23m<sup>2</sup> patio, emphasizes the use of concrete in a variety of ways and the omnipresence of light.

The entrance leads to a dual-aspect living room of approximately 70m<sup>2</sup>, opening on one side to the kitchen, bordered by a central island, and on the other to the Japanese-inspired patio.

On one side, the master suite features a custom-made dressing room and a bathroom with a shower and bathtub, totaling 30m<sup>2</sup>. On the other side, the library cleverly conceals a mezzanine that can be used as an extra bed and provides access to the second living room with a fireplace. Further on, two other bedrooms, each with a mezzanine, share a bathroom with a water closet.

A boiler room that also serves as a laundry room and a second guest water closet complete the level.

The quality of the materials and finishes, the variations of cast-in-one varnished concrete, and the numerous custom-made pieces of furniture are enhanced by a refined and contemporary decor.

Subject to the co-ownership status.

Transportation: Saint-Denis train station, 100 meters away

ENERGY CLASS: E / CLIMATE CLASS: E.

Estimated average annual energy costs for standard use, based on 2021 energy prices: between euros3,190 and euros4,390

+33 6 60 65 34 66

RSAC (Registered Companies Register): Paris

Condominiums of 141 units (No proceedings in progress).

Annual expenses : 4738 euros.

### Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€945,000

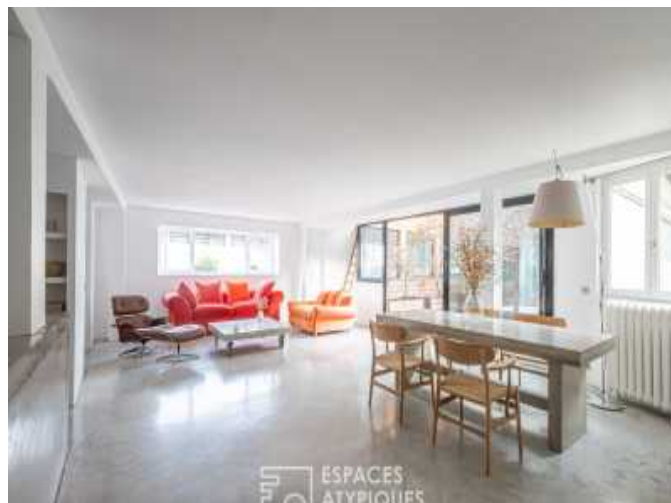
### Key Information

Internal Area:	196.64 sqm
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### Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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