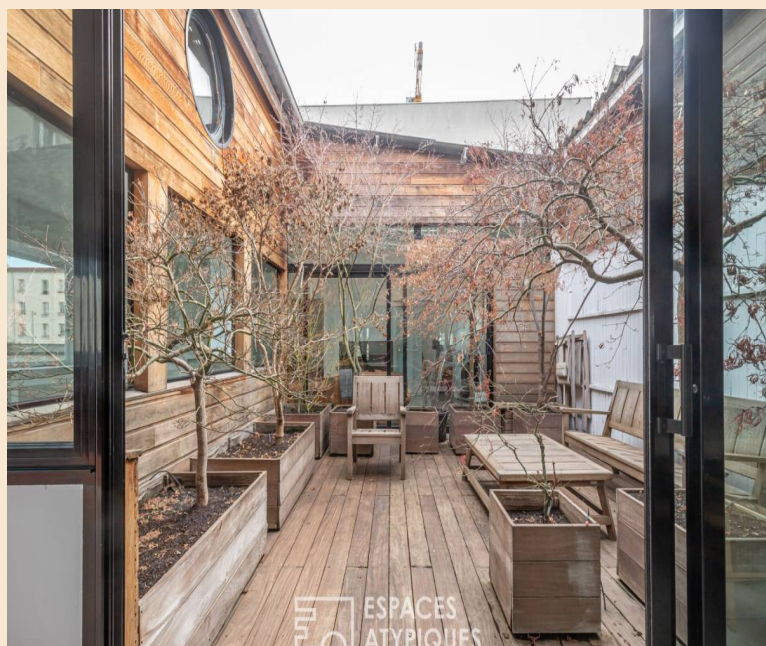


[Click to view MFH-PARIS9450](#)

## 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

**Reference** MFH-PARIS9450

**Bed** 3

**Near to** Saint Denis

**Bath** 2

**Pool** No

**Price** €945,000

**Hab.Space** 196.64 sqm

**Land Tax** 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

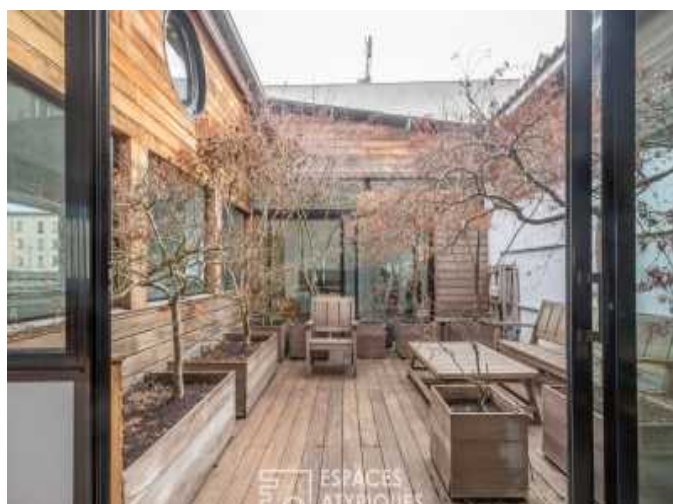
Key Information

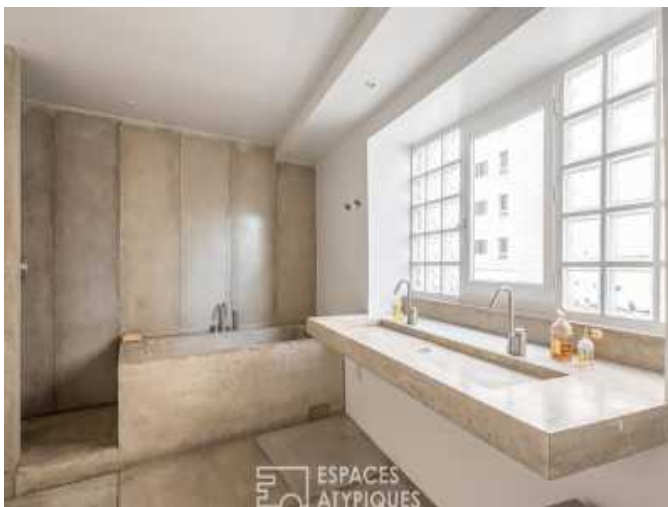
Internal Area:	196.64 sqm
----------------	------------

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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://www.my-french-house.com)**.

## Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved