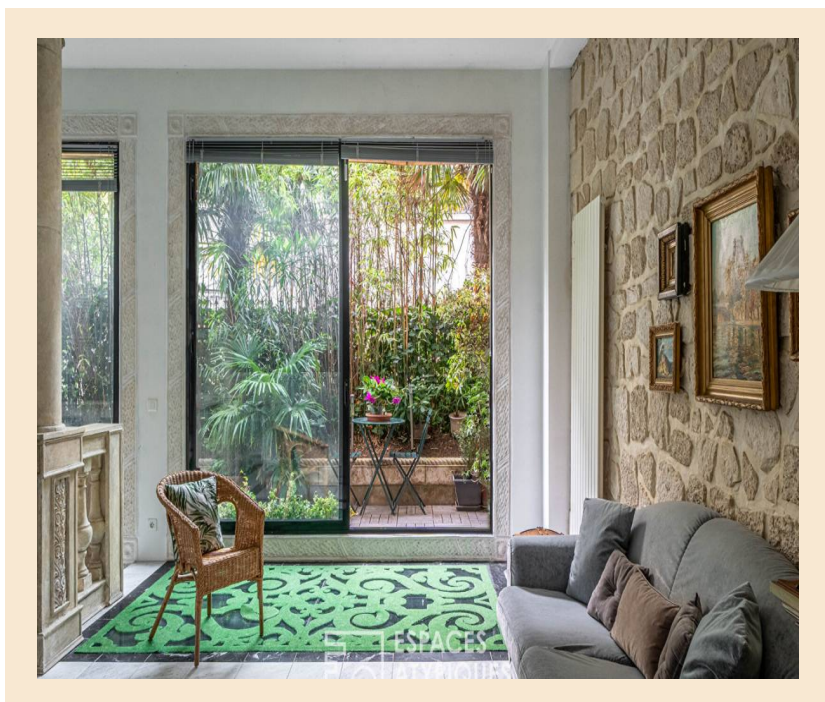


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## Loft reimaged in a neo-classical style

Paris , Paris , Paris Ile-de-France



**€950,000**

inc. of agency fees

3 Beds

1 Baths

137 sqm

Located in close proximity to Place d'Alésia, on the ground floor of a modern building, this space for commercial and residential use, with a surface...

### At a Glance

Reference MFH-PARIS9743-1

Near to Paris

Price €950,000

Bed 3

Bath 1

Hab.Space 137 sqm

Pool No

Land Tax N/A

### Property Description

Located in close proximity to Place d'Alésia, on the ground floor of a modern building, this space for commercial and residential use, with a surface area of 137 m<sup>2</sup> Carrez (140 m<sup>2</sup> on the ground), has been reimaged by an artist decorator. Inspired by neoclassical design, it offers a true universe where marble, wood, glass, moldings, columns, and ornaments coexist. Here, the past and present come together seamlessly.

An entrance with storage leads to a 60 m<sup>2</sup> living area, illuminated by full-height bay windows that provide

access to an outdoor space. Enhanced by a ceiling height of 3.20 meters, this space evokes a real emotional response thanks to the breathtaking view of the lush garden.

It is via a double airy staircase, a true design piece, that one reaches the lower level. Its wooden railing, resembling wrought iron, and its Louis XV-style shell motif bring a theatrical atmosphere to the space. The majestic hall, bathed in natural light, leads to three rooms adorned with semi-circular arched doors, paying homage to Gothic architecture.

The generous volumes, the beautiful ceiling height, the character, and the view of the lush outdoor space make this property, which feels like a house, an absolutely unique and singular place.

The property is subject to co-ownership rules.

**ENERGY CLASS: D / CLIMATE CLASS: D**

Estimated average amount of annual energy expenses for standard use, indexed to the years 2021, 2022, 2023: between euros1,620 and euros2,240 per year

Metro: Alésia (Line 4)

- EI - - EI - RSAC PARIS

Condominiums of 255 units (No proceedings in progress).

Annual expenses : 2600 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€950,000

## Key Information

Year Built:	1993
Internal Area:	137 sqm

## Location: Paris Ile-de-France



# Gallery







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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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