Click to view MFH-PARIS4861EP

# Old hangar rehabilitated into a loft with garden and terrace

Nanterre, Hauts-de-Seine, Paris Ile-de-France



€1,095,000

inc. of agency fees

4 Beds 1 Baths 223 sqm 0.04 ha

In a sought-after area, a few steps from the historic center of Nanterre, this 223m² freehold loft offers superb services in a privileged living environment, quiet and out of sight. This unique project...

### At a Glance

**Reference** MFH-PARIS4861EP **Near to** Nanterre **Price** €1,095,000

**Bed** 4 **Bath** 1 **Hab.Space** 223 sqm

**Land** 0.04 ha **Pool** No **Land Tax** N/A

## **Property Description**

In a sought-after area, a few steps from the historic center of Nanterre, this 223m<sup>2</sup> freehold loft offers superb services in a privileged living environment, quiet and out of sight.

This unique project comes from the rehabilitation of a former florist's shed, now transformed into a unique

and unusual home.

The entrance to the loft opens onto a very beautiful living space of 80m<sup>2</sup> accompanied by an equipped and fitted kitchen. Captured by numerous windows and a bay window, natural light shines into the huge room

whose floor is made of polished concrete and oak parquet.

This first level has a guest toilet, a laundry room as well as a large 20m² office that can be used as a guest

bedroom.

The second level has a 12m<sup>2</sup> mezzanine which overlooks the living room.

Then on the night side, this landing offers two bedrooms, a bathroom with a walk-in shower, as well as a master suite with a separate dressing room and a bathroom.

The entire loft is heated by underfloor heating except the bedrooms, bathroom and shower room. This unique

renovation is decorated with a terrace and a 74m<sup>2</sup> patio garden.

A 25m<sup>2</sup> shed as well as two parking spaces complete this property.

Nanterre Ville station: RER A 900 meters on foot

ENERGY CLASS: D / CLIMATE CLASS: D.

Estimated average amount of annual energy expenditure for standard use, established using energy prices for

the year 2021: between euros1,860 and euros2,570

## **Summary**

Property type: House Bedrooms: 4
Bathrooms 1

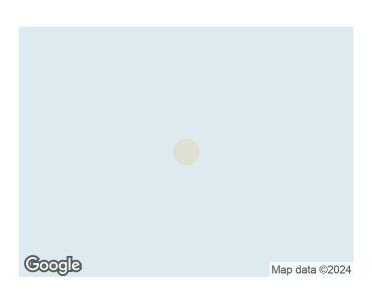
Price €1,095,000

# **Key Information**

Year Built: 2004
Internal Area: 223 sqm
Land Area: 0.04 ha
Has a Garden Yes

## **Location: Paris Ile-de-France**





# Gallery



























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.

To see more great properties like this one, visit our daily updated website at 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 ours 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



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 ©2004-2024 my-french-house.com All Rights Reserved