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## Architect's Loft

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



# €988,000

inc. of agency fees

3 Beds

1 Baths

138 sqm

In the East of Bas-Montreuil, on the border with Vincennes, this loft rehabilitated by an architect located on the 2nd floor of a former industrial building distributes its 138.21m<sup>2</sup> (Carrez and ground)...

### At a Glance

Reference MFH-PARIS4639EP

Near to Montreuil

Price €988,000

Bed 3

Bath 1

Hab.Space 138 sqm

Pool No

Land Tax N/A

### Property Description

In the East of Bas-Montreuil, on the border with Vincennes, this loft rehabilitated by an architect located on the 2nd floor of a former industrial building distributes its 138.21m<sup>2</sup> (Carrez and ground) on a single platform.

The entrance is integrated with the main room to form a space of almost 60m<sup>2</sup>. The open kitchen faces the dining room and the living room, and a first work space adjoins the living room. The whole benefits from large windows allowing you to enjoy a full East exposure.

On either side of a bathroom (with bathtub, shower, and laundry area) and separate toilets, two hallways lead to the three bedrooms, facing west, and a second open work space.

A modular architect's loft, ideally located close to Vincennes.

A spacious cellar completes this property.

Property subject to co-ownership status, intended for residential use.

Croix de Chavaux metro station at 750m, RER Vincennes at 850m.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1,140 and euros1,590.

Information on the risks to which this property is exposed is available on the GÉORISKS website:

RSAC: Créteil

Condominiums of 14 units (No proceedings in progress).

Annual expenses : 1858 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€988,000

## Key Information

Internal Area:	138 sqm
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## Location: Paris Ile-de-France



## Gallery







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