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2 bedroom New Build in Paris

Paris , Paris , Ile-de-France



€1,225,000

inc. of agency fees

2 Beds 1 Baths 64 sqm 67 ha

On This Completely Reinvented Site, This New Project Stands Out For Its Contemporary Writing In A Timeless Composition. Facing Due...

At a Glance

Reference MFH-
PROAN3098112

Bed 2

Land 67 ha

Near to Paris

Bath 1

Pool No

Price €1,225,000

Hab.Space 64 sqm

Land Tax N/A

Property Description

On this completely reinvented site, this new project stands out for its contemporary writing in a timeless composition. Facing due south, the fluted façade in champagne-coloured ribbed sheet metal becomes iridescent with the sunshine depending on the time of day. Adorned with wooden frames in warm tones, the frames are decorated with details and come alive when the shutters are opened. The metal cladding pays homage to the original building and reproduces its unique horizontal lines. On the ground floor, the largely glazed volume dedicated to offices gives transparency and lightness to this elegant building.

Paris - 18ème - Modern new construction for sale

ATELIER VERSIGNY tells the story of authentic Paris in the calm of an intimate address. While respecting the original footprint, the creation of an interior courtyard offers a large well of light to the entire residence. On either side, on each of the wings of the building, new balconies adorn the interiors. Imbued with calm, sheltered from the city, the apartments are surrounded by greenery through the magic of a plant wall built at the edge of the property.

ATELIER VERSIGNY MAKES THE PART INTERIORS AND THEIR REFINED SERVICES

Once you step outside your door, the hustle and bustle of Paris fades away, the noise of the city fades away to reveal a haven of peace.

From studios to 5-room duplexes, the project offers beautiful apartments, starting from the 3rd floor. They thus welcome greater light and bathe in an atmosphere marked by rarity.

All open onto their exterior balcony, or terrace. majestic created at the top. Access to the private rooftops is via a staircase from the living room.

INVENTIVE AND LUXURIOUS, SOUGHT-AFTER SERVICES

From the pied-à-terre to the family apartment, it offers exception in all its dimensions.

Whatever their atmosphere, interior spaces are all unique.

The materials offered in a wide choice of colors will allow you to compose your interior to your taste.

In an approach that respects the environment and the well-being of its residents, this achievement benefits from NF Habitat Rénovation and Effinergie Rénovation Certifications.

They improve the quality and performance of existing buildings, based on criteria as varied as energy performance, acoustic comfort and indoor air quality.

HIGH-END SERVICES

Floating screed on acoustic insulation

Solid oak parquet in all dry rooms, choice of English or Hungarian-style installation

Large format rectified porcelain stoneware tiles in kitchens, bathrooms and wet rooms

Rectified earthenware, full height, all walls, in the rooms

bathrooms and shower rooms

Balconies, terraces and patios covered with wooden or tiled decking

Exterior wooden joinery

Fitted cupboards

Vanity unit topped with a LED mirror with infrared presence detector

Whirlpool bathtub

Shower screens and bath screens

Electric towel dryer.

Wall-hung toilet and washbasin unit

ENHANCED SECURITY

Landing door equipped with a 5-point side lock, A2P** classification

Access control by digital code, Vigik badge and videophone in the apartments

SMARTHAB COFFIM BRINGS INTELLIGENCE INTO NEW HOUSING WITH SMARTHAB

Remote control of lighting throughout the apartment

Connected security system

ACCESS

METRO

290 m² from Porte de Clignancourt

350 m² from Simplon station (L4)

400 m² from the Jules Joffrin station (L12)

TRAMWAY

T3b at 360 m² Porte de Clignancourt station Saint-Ouen Flea Market

BUS

Albert Kahn stop at 160 m² (L 56 and 85)

Stop at the 18th Jules Joffrin Town Hall at 190 m²: L31-60-80

Simplon stop at 240 m² - N14-N44

Porte de Clignancourt stop at 360 m²-L137-166-255-341

Damrémont-Championnet stop at 450 m² - L95

Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Bathrooms	1
Price	€1,225,000

Key Information

Internal Area:	64 sqm
Land Area:	67 ha

Location: Ile-de-France



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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 cooling 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



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