

[Click to view MFH-PARIS5176](#)

Former ceramic workshop rehabilitated into a loft with terrace in Boulogne...

Boulogne Billancourt , **Hauts-de-Seine** , **Paris Ile-de-France**



€2,090,000

inc. of agency fees

4 Beds

1 Baths

134 sqm

Ideally located in Boulogne Nord, close to all amenities, this former ceramic workshop nestled in the backyard of a condominium has been completely rehabilitated into a magnificent 127.44 m2 Carrez loft...

At a Glance

Reference MFH-PARIS5176

Bed 4

Near to Boulogne Billancourt

Bath 1

Pool No

Price €2,090,000

Hab.Space 134 sqm

Land Tax N/A

Property Description

Ideally located in Boulogne Nord, close to all amenities, this former ceramic workshop nestled in the backyard of a condominium has been completely rehabilitated into a magnificent 127.44 m2 Carrez loft completed by a superb landscaped terrace of 35 m2 behind closed doors.

Past the entrance with storage located on the ground floor, the first level seduces at first glance. It reveals a spacious and bright living room of 55 m², with generous volumes with its 5m ceiling height. The central core of this loft, this space offers an industrial setting within which the spaces are organized fluidly. Its authentic brick wall and its workshop glass roof which stylishly separates the open kitchen from the dining room add a touch of originality and character to the room.

Two bedrooms and a bathroom complete this level.

A beautiful spiral staircase leads to a small reading corner, then to the beautifully landscaped terrace, a true oasis of calm in the heart of the city. This is followed by a beautiful master suite which also has access to the outside, completed by a dressing room and a bathroom. An office space with its glass roof overlooking the living room, accessible through the bedroom or via the second staircase in the living room, completes the floor.

This living space has been redesigned into a unique, contemporary and warm cocoon. The location, the terrace and the charm of this loft, rehabilitated while respecting the original architecture, make it a privileged place in the heart of Boulogne with all the comfort of modern living.

Boulogne Jean-Jaurès metro station (line 10) 300m away

ENERGY CLASS: D / CLIMATE CLASS: B

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1,900 and euros2,610.

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

- - EI - RSAC: - Versailles.

Condominiums of 40 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€2,090,000

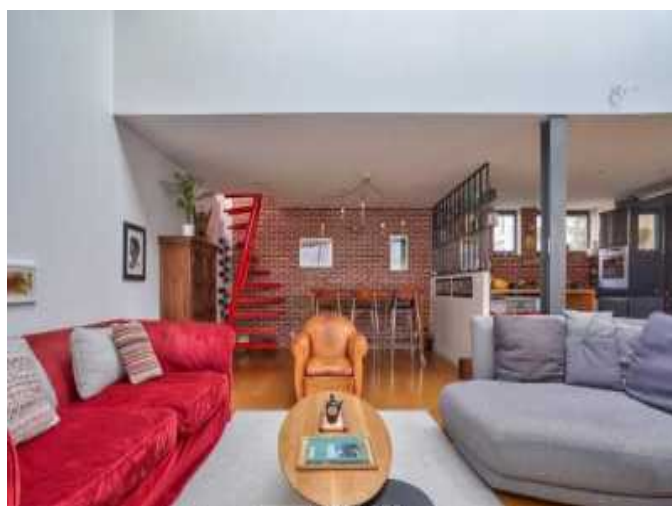
Key Information

Year Built:	1930
Internal Area:	134 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**.

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