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## Top floor duplex artist loft

Villejuif , Val-de-Marne , Paris Ile-de-France



**€895,000**

inc. of agency fees

4 Beds

1 Baths

190 sqm

In the city center of Villejuif, this artist's loft occupies the top floor of the former Hôtel de La Capitainerie des chasses built in 1760. Offering immediate proximity to all amenities, this extraordinary...

### At a Glance

**Reference** MFH-PARIS5209

**Bed** 4

**Near to** Villejuif

**Bath** 1

**Pool** No

**Price** €895,000

**Hab.Space** 190 sqm

**Land Tax** N/A

### Property Description

In the city center of Villejuif, this artist's loft occupies the top floor of the former Hôtel de La Capitainerie des chasses built in 1760.

Offering immediate proximity to all amenities, this extraordinary property with a surface area of nearly 250sqm in total (including 190sqm under Carrez law) embodies the charm and history of its environment.

An imposing carriage entrance leads to a paved interior courtyard, completely renovated in accordance with tradition. On the top floor and sheltered from the hustle and bustle of the city center, this duplex loft is accessible by a private staircase from the second floor landing.

Open kitchen, living/dining room and cathedral height create an extraordinary living space. Continuing from this reception room are workshops and bedrooms, two bathrooms, all benefiting from fluid and clever circulation.

Also, the second attic level is made up of a master suite guaranteeing an intimate and functional space. This loft is a canvas ready to be transformed into a masterpiece representing much more than a home, it is an invitation to create a living or working space that perfectly reflects the character and aspirations of its future owners.

At the foot of the mansion, a wide choice of local shops, food shops, and restaurants, thus offering a pleasant everyday living environment. History, volumes and brightness characterize this exceptional property.

Line 7 Paul Vaillant Couturier at 5 minutes on foot Very soon line 15 at 3 minutes on foot

Not subject to the DPE

Estimated average amount of annual energy expenditure for standard use between EUR2,300 and EUR2,800.

- Commercial agent - RSAC: EVRY

Condominiums of 8 units (No proceedings in progress).

Annual expenses : 1000 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€895,000

Key Information

Year Built:	1760
Internal Area:	190 sqm

Location: Paris Ile-de-France



## Gallery









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