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## Triplex loft with terrace in former printing works

**Bagneux , Hauts-de-Seine , Paris Ile-de-France**



**€650,000**

**inc. of agency fees**

**4 Beds      1 Baths      125 sqm**

This triplex loft is a real gem nestled in the heart of a renovated former printing works, offering a unique combination of industrial character and modernity....

### At a Glance

**Reference** MFH-PARIS5984-c2

**Near to** Bagneux

**Price** €650,000

**Bed** 4

**Bath** 1

**Hab.Space** 125 sqm

**Pool** No

**Land Tax** N/A

### Property Description

This triplex loft is a real gem nestled in the heart of a renovated former printing works, offering a unique combination of industrial character and modernity. With its 125 m<sup>2</sup> (118 m<sup>2</sup> Carrez) spread over three levels, it offers generous living space and high-end finishes.

On the main level, you will be welcomed by a large living space with an impressive ceiling height of 4m50. The open fitted kitchen adds a contemporary touch to this space, while the living room benefits from a west exposure, giving direct access to the 15 m<sup>2</sup> terrace, ideal for enjoying the sunny days. Independent toilets and a laundry area add to the practicality of this level.

The first floor offers flexibility of use with an office space or guest bedroom, accompanied by a shower room with toilet, providing additional comfort for guests or business needs.

The second and top floor houses three bedrooms of varying sizes, ranging from 10 to 12 m<sup>2</sup>, meeting the needs of a family. A modern bathroom and fitted dressing room complete this level, providing generous storage space for all members of the family.

A parking space completes this property subject to the co-ownership regime.

This loft represents the perfect harmony between the industrial history of the building and contemporary comfort, making it an ideal place for a family looking for space and style.

Close to schools and transport RER B Bagneux 700 m, Metro Line 4 Lucie Aubrac 15 min.

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 euros1,020 and euros1,420.

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

website:

Nadège: - EI - N°RSAC 892.863.226 - Paris

Condominiums of 61 units (No proceedings in progress).

Annual expenses : 2300 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€650,000

Key Information

Internal Area:	125 sqm
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Location: Paris Ile-de-France



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**S. and L. BROWN**



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