

[Click to view MFH-PARIS7325](#)

## Majestic loft with terrace and patio

**Pantin , Seine-Saint-Denis , Paris Ile-de-France**



**€1,350,000**

**inc. of agency fees**

**4 Beds      2 Baths      223.79 sqm**

Located in a quiet Pantinoise street in the immediate vicinity of Henri Barbusse Park, a majestic loft of 223m2, spread over two levels enjoying a cathedral...

### At a Glance

**Reference** MFH-PARIS7325

**Near to** Pantin

**Price** €1,350,000

**Bed** 4

**Bath** 2

**Hab.Space** 223.79 sqm

**Pool** No

**Land Tax** N/A

### Property Description

Located in a quiet Pantinoise street in the immediate vicinity of Henri Barbusse Park, a majestic loft of 223m<sup>2</sup>, spread over two levels enjoying a cathedral living room with 6m high ceilings.

An entrance with a custom dressing room benefits from a TV area and extends into the living room with a wood stove, opening onto a refined kitchen, structured around a stainless steel worktop and totaling 102m<sup>2</sup>. This south-facing space benefits from numerous openings providing constant light and access to a 12m<sup>2</sup> patio connected to the living room and the kitchen.

A 27m<sup>2</sup> master suite is completed by a dressing room and a shower room. A pantry, a laundry room and an independent water closet complete the level.

The first level is accessible by a large custom-made metal staircase.

An open space used as an office distributes three bedrooms measuring between 15 and 18m<sup>2</sup>, two of which provide access to a tropézienne of approximately 30m<sup>2</sup>, a shower room and an independent water closet.

This unique living space is characterized by the absence of vis-à-vis, calm, brightness and volumes.

The combination of raw materials, such as wood, concrete, steel, the Eiffel structure, and the glass roof give the whole a contemporary spirit.

ENERGY CLASS: E/ CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1,310 and euros1,820.

Metro: Pantin Church 850 meters away.

RSAC: Paris

Summary

Property type:	Mansion
Bedrooms:	4
Bathrooms	2
Price	€1,350,000

Key Information

Internal Area:	223.79 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 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 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**



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 ©2004-2025 my-french-house.com All Rights Reserved