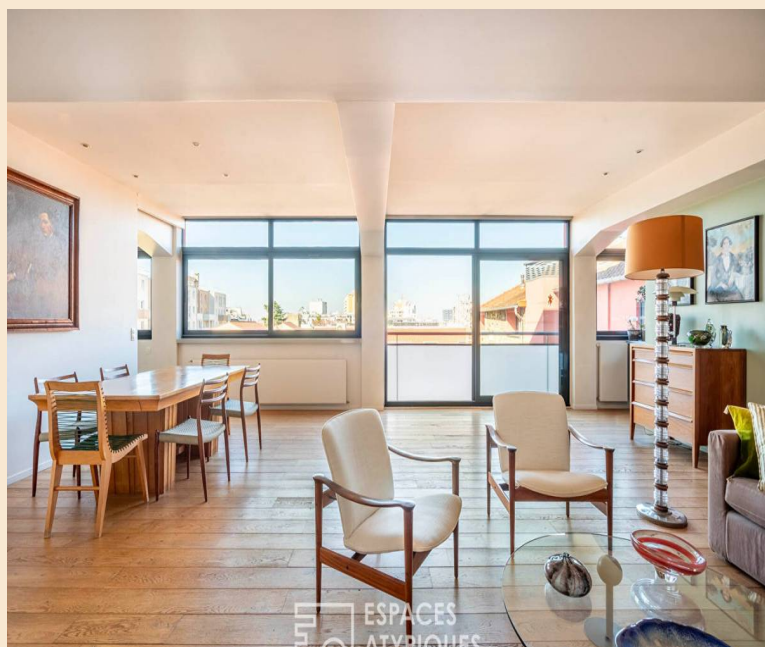


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## Loft redesigned by architect in a former printing house

Le Pre Saint Gervais , Seine-Saint-Denis , Paris Ile-de-France



**€695,000**

inc. of agency fees

1 Beds

96.3 sqm

Ideally located, quiet and a few steps from the center of Pré, this loft of 96.29 sqm on the ground (94.14 sqm Carrez) is located on the third floor,...

### At a Glance

**Reference** MFH-PARIS9968

**Bed** 1

**Near to** Le Pre Saint Gervais

**Pool** No

**Price** €695,000

**Hab.Space** 96.3 sqm

**Land Tax** N/A

### Property Description

Ideally located, quiet and a few steps from the center of Pré, this loft of 96.29 sqm on the ground (94.14 sqm Carrez) is located on the third floor, accessible by elevator, and benefits from an unobstructed view as well as generous volumes within a former printing works.

The entrance distributes a living room of 53 sqm where a lounge, a dining room and an office area meet. This space is adorned with solid oak parquet and benefits from an unobstructed view of the roofs of Pré and Pantin. Extended by a 9 sqm kitchen, the whole under a beautiful height is embellished with custom-made fittings and bathed in light thanks to the large openings.

On the night side, there is a bedroom, a dressing room and a shower room. A separate toilet completes the set.

The harmonious combination of quality materials, calm and generous volumes give this living space an undeniable singularity, making it a real setting conducive to development and the art of entertaining.

A parking space completes this property subject to the status of co-ownership.  
Possibility of acquiring an additional parking space.

Metro line 5: Hoche 600 meters away

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR920 and EUR1,300 (subscription included)

EI - RSAC: Bobigny

Condominiums of 110 units (No proceedings in progress).

Annual expenses : 3432 euros.

Summary

Property type:	Apartment
Bedrooms:	1
Price	€695,000

Key Information

Internal Area:	96.3 sqm
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Location: Paris Ile-de-France



## Gallery







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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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