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## Loft with patio and artist's studio

Neuilly Plaisance , Seine-Saint-Denis , Paris Ile-de-France



**€1,155,000**

inc. of agency fees

2 Beds      2 Baths      315 sqm

Located on the edge of the Voie Lamarque and in the immediate vicinity of all amenities, this 174 sqm loft with a floor area benefits from a patio and...

### At a Glance

**Reference** MFH-PARIS10567

**Near to** Neuilly Plaisance

**Price** €1,155,000

**Bed** 2

**Bath** 2

**Hab.Space** 315 sqm

**Pool** No

**Land Tax** N/A

### Property Description

Located on the edge of the Voie Lamarque and in the immediate vicinity of all amenities, this 174 sqm loft with a floor area benefits from a patio and a 142 sqm artist's studio. This complex benefits from a mixed destination (residential and commercial).

A gate allows you to discover a driveway sheltered from view. The 88 sqm living space under a beautiful height is organized into several areas such as the open kitchen, the dining room and the living room decorated with a wood stove. A shower room with WC, a laundry room and an office space complete this plateau.

Upstairs, accessible by a metal and wood staircase, there is a large landing room that can be easily arranged as desired, two bedrooms, one of which has a dressing room and a bathroom with WC. A separate dressing room completes this level.

The numerous openings bathe the whole in light throughout the day.

Adjacent to the living area, a 142 sqm artist's studio with generous volumes is topped with an exposed metal frame under more than 6 meters of height.

This loft and this workshop are structured around an intimate 25 sqm patio. At the front, the kitchen-diner is extended by a west-facing terrace.

Offering a unique and bright living environment, this configuration combines charm and functionality in an open and harmonious environment. The ideal location, the calm and the possibility of combining professional and personal life make this property unique in the area.

RER A: Neuilly Plaisance 750 meters away

City center 500 meters away

ENERGY CLASS C / CLASS C. Estimated average amount of annual energy expenditure for

standard use, established from energy prices for the years 2021, 2022 and 2023: between EUR1,269 and EUR1,717.

RSAC Meaux

Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€1,155,000

Key Information

Internal Area:	315 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



## Gallery









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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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