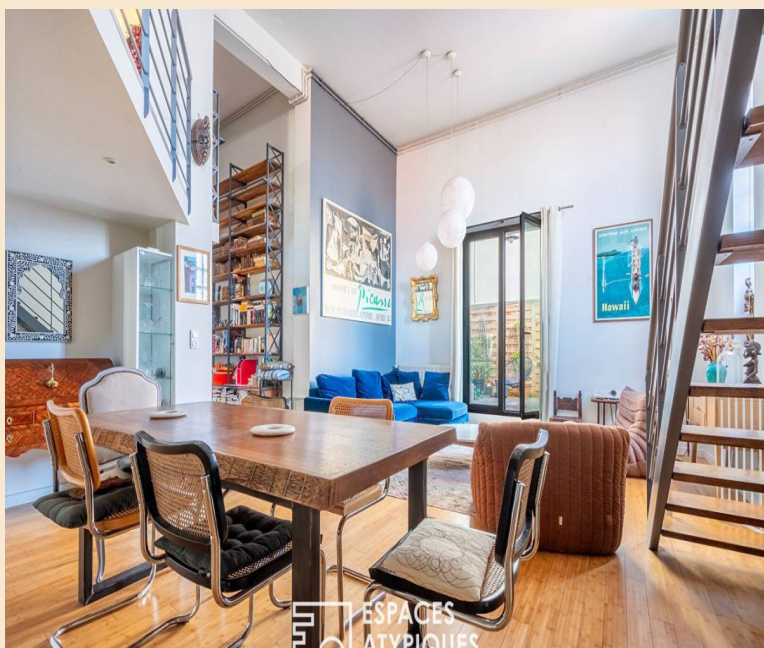


[Click to view MFH-PARIS11283](#)

Duplex loft with terrace

Montreuil , Seine-Saint-Denis , Paris Ile-de-France



€790,000

inc. of agency fees

2 Beds 2 Baths 107 sqm

Located between Parc des Guilands and Croix de Chavaux, this loft, built from the renovation of a former shoe factory, spreads its 111.43 m² floor space...

At a Glance

Reference MFH-PARIS11283

Near to Montreuil

Price €790,000

Bed 2

Bath 2

Hab.Space 107 sqm

Pool No

Land Tax N/A

Property Description

Located between Parc des Guilands and Croix de Chavaux, this loft, built from the renovation of a former shoe factory, spreads its 111.43 m² floor space (106.50 m² Carrez law) over two levels and features a 19 m² terrace.

On the ground floor, the entrance hall with a small storage mezzanine opens onto a living room of impressive proportions. Starting under the main mezzanine, the kitchen connects to the living room to form a space of over 40 m², at a height of 4,30 meters. A French window provides direct access to the nearly 20 m² terrace, enjoying a full west exposure.

A bedroom with a dressing room, a bathroom, and a separate toilet complete this level.

On the first floor, an open mezzanine landing overlooking the living area leads to a dressing room, as well as a bedroom with a shower room and toilet.

A unique living space, where industrial charm meets generous volumes and a light-filled terrace.

A garage with storage completes this property, subject to property status, intended for residential use.

Metro: Croix de Chavaux, 350m away.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average annual energy costs for standard use, based on energy prices for 2021, 2022, and 2023: between euros1,650 and euros2,290.

+33 7 62 17 19 75

RSAC (Registered Trade and Companies Register): Créteil

Condominiums of 24 units (No proceedings in progress).

Annual expenses : 2233 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€790,000

Key Information

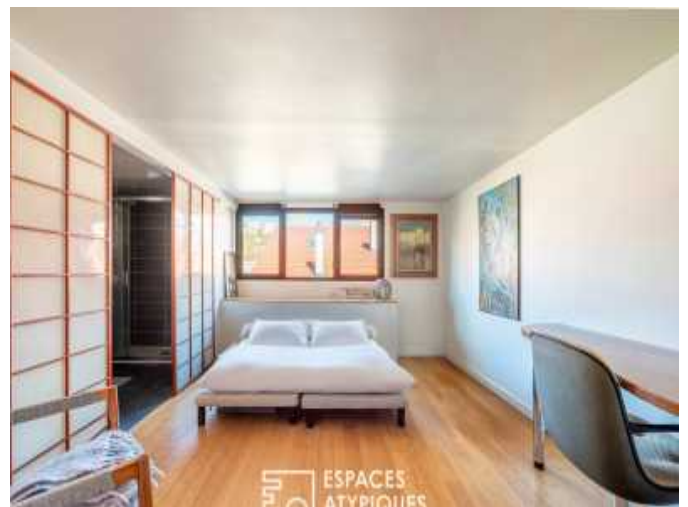
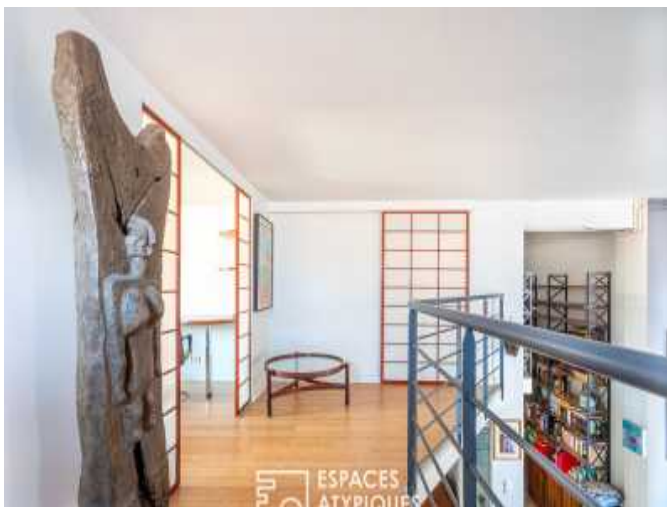
Internal Area:	107 sqm
----------------	---------

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