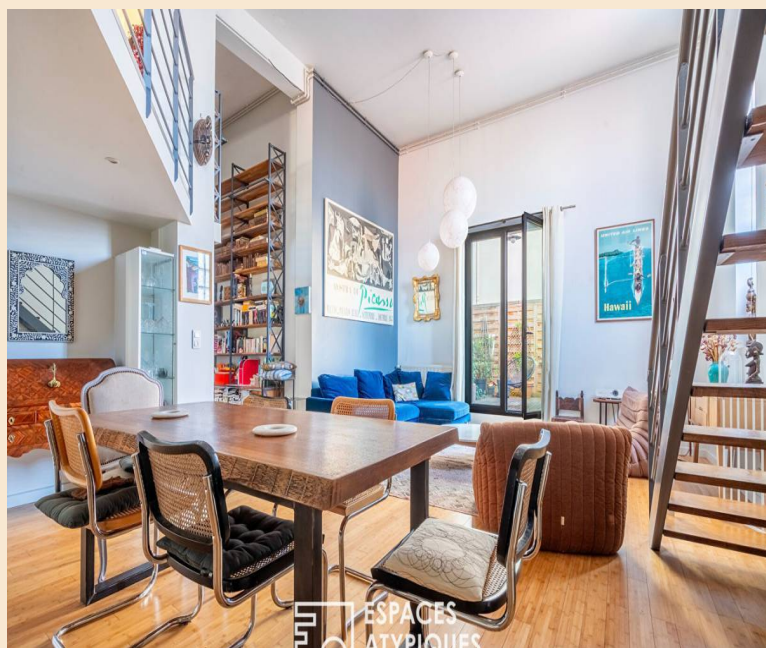


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Duplex loft with terrace

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

Bed 2

Near to Montreuil

Bath 2

Pool No

Price €790,000

Hab.Space 107 sqm

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

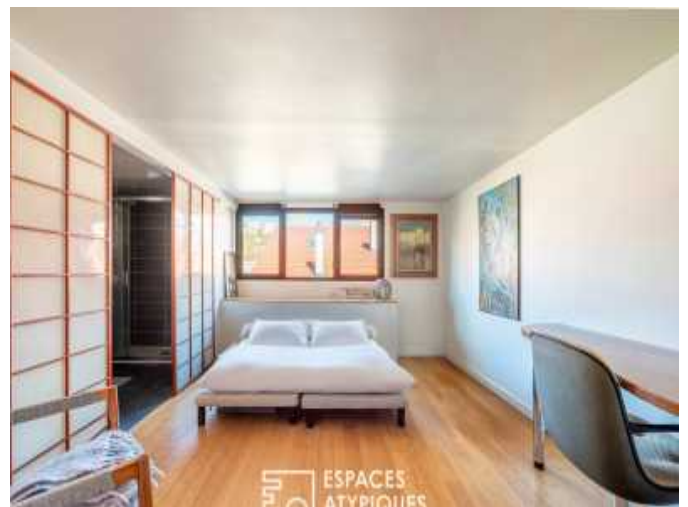
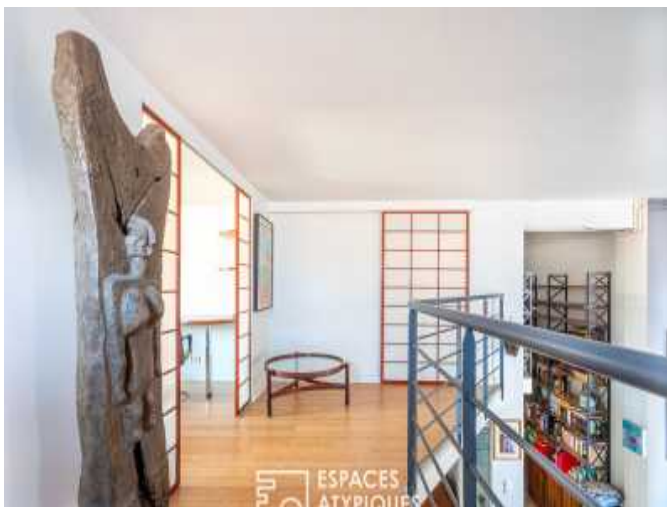
Internal Area:	107 sqm
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Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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S. and L. BROWN



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