

Loft in an old photo studio with terraces and a swimming pool

Paris, Paris, Paris Ile-de-France





Nestled in the heart of the 13th arrondissement, just steps from the Tolbiac metro station and Parc de Choisy, this exceptional 240.89 m² (217.54 m² Carrez)...

At a Glance

Reference	MFH-PARIS9964-7	
Bed	5	

Near toParisBath2PoolNo

 Price
 €1,800,000

 Hab.Space
 240.89 sqm

 Land Tax
 N/A

Property Description

Nestled in the heart of the 13th arrondissement, just steps from the Tolbiac metro station and Parc de Choisy, this exceptional 240.89 m² (217.54 m² Carrez) loft, located in a quiet street, is shielded from the urban hustle and bustle.

Like a sanctuary, this unique space unfolds around a private 27 m² courtyard and an 11 m² terrace on the first floor, welcoming us upon entry into an outdoor bubble of calm and light.

The living room, a place for gathering and sharing, is the heart of this loft, which feels like a home.

It is bathed in light thanks to the glass roof and numerous large windows. It offers an unobstructed view of the courtyard, which becomes a natural extension of the interior. Stairs and corridors lead from this living room to the various spaces, each designed to meet the specific needs of its occupants while preserving their privacy.

On this same level, four bedrooms share a bathroom and a shower room.

It is worth noting that this space benefits from a second independent entrance, allowing for the possibility of running a liberal profession.

On the first floor, a charming master suite has its own access to a private terrace, perfect for peaceful relaxation.

In the basement, a games/TV room and a vaulted billiard room have been created for family or friends' leisure time. The property also stands out with its indoor swimming pool, offering year-round use regardless of the weather conditions.

The location is ideal, close to Place d'Italie, schools, shops, and restaurants. Well served by public transportation (lines 5, 6, 7, and 14), it is easy to reach the center of Paris or Orly Airport.

The perfect blend of energy, comfort, and privacy makes this property a unique place where

the rare outdoor spaces in Paris offer an exceptional living environment, both intimate and extraordinary.

Two parking spaces in the neighboring building can be sold separately.

Metro: Tolbiac (line 7) Bus: 47, 62, 83, 64

ENERGY CLASS: E, CLIMATE CLASS: E Estimated average annual energy expenses for standard use, based on energy prices from 2021 to 2023: between euros4090 and euros5570 per year.

- EI - RSAC: - PARIS

Condominiums of 17 units (No proceedings in progress).

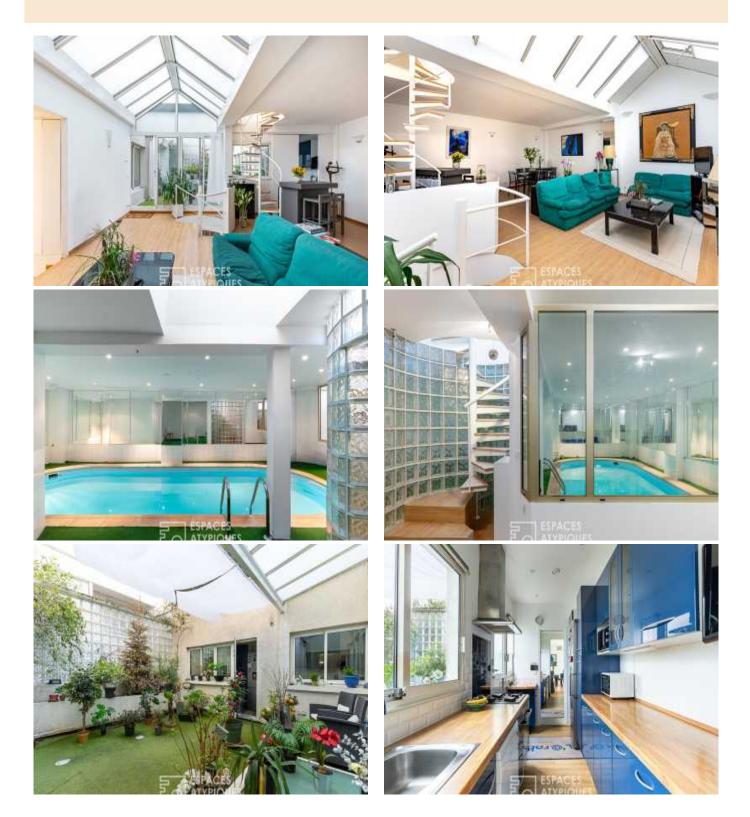
Annual expenses : 6634 euros.

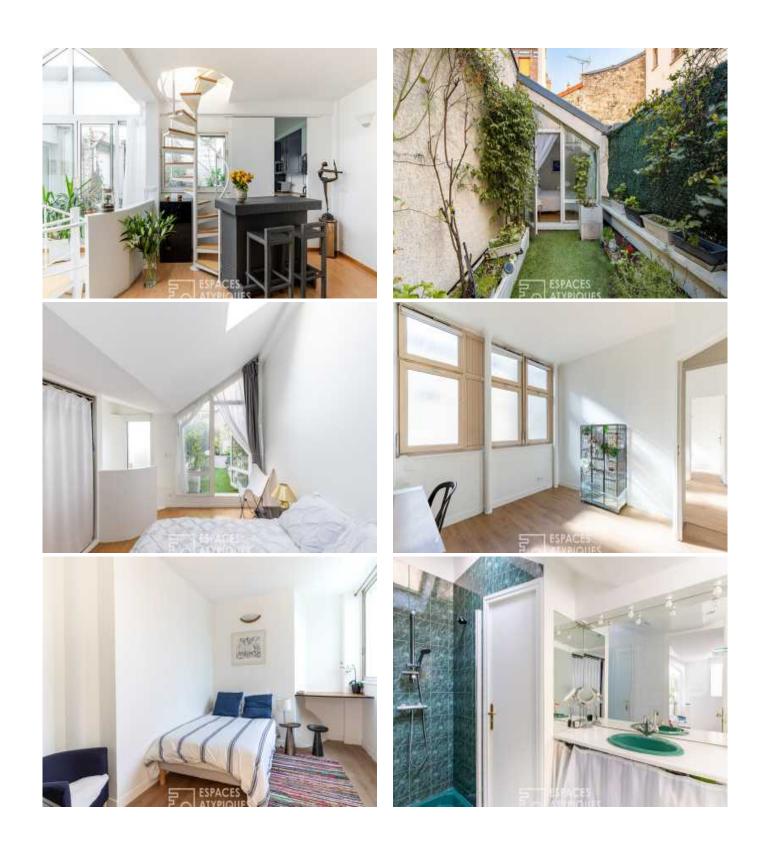
Summary		Key Information	
Property type:	Apartment	Internal Area:	240.89 sqm
Bedrooms:	5	Has a Garden	Yes
Bathrooms	2		
Price	€1,800,000		

Location: Paris Ile-de-France



Gallery









THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Hail YORKSHIRE POST FRENCH

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 ours 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 calling 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