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

Paris , Paris , Paris Ile-de-France



€1,800,000

inc. of agency fees

5 Beds    2 Baths    240.89 sqm

Nestled in the heart of the 13th arrondissement, just steps from the Tolbiac metro station and Parc de Choisy, this exceptional 240.89 m<sup>2</sup> (217.54 m<sup>2</sup> Carrez)...

### At a Glance

**Reference** MFH-PARIS9964-7

**Bed** 5

**Near to** Paris

**Bath** 2

**Pool** No

**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 m<sup>2</sup> (217.54 m<sup>2</sup> 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 m<sup>2</sup> courtyard and an 11 m<sup>2</sup> 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

Property type:	Apartment
Bedrooms:	5
Bathrooms	2
Price	€1,800,000

Key Information

Internal Area:	240.89 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



## Gallery









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**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**



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