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## Former warehouse reinterpreted as a loft in the St Louis district

Versailles , Yvelines , Paris Ile-de-France



€1,150,000

inc. of agency fees

3 Beds      1 Baths      115 sqm

Nestled in the heart of the Saint-Louis district of Versailles, this prime location is just steps from the Potager du Roi, the Carrés Saint-Louis, the...

### At a Glance

Reference	MFH-PARIS11440	Near to	Versailles	Price	€1,150,000
Bed	3	Bath	1	Hab.Space	115 sqm
		Pool	No	Land Tax	N/A

### Property Description

Nestled in the heart of the Saint-Louis district of Versailles, this prime location is just steps from the Potager du Roi, the Carrés Saint-Louis, the Château, the Cathedral, amenities, and renowned schools. This superb ground-floor loft, full of charm and great versatility, offers 104 sqm (Carrez law) and 114 sqm (floor space). It is located in a beautiful condominium, enhanced by a magnificent tree-lined paved courtyard, in absolute tranquility. Completely redesigned by its architect owner, this property combines old-world charm, meticulous design, high-end materials, and all modern comforts. It also benefits from authorization for professional use. Upon entering, one is immediately seduced by the contemporary decor that enhances the generous volumes. The vast living room, with a beautiful 3.75 m ceiling height and bathed in light, is particularly pleasant. The fully fitted open kitchen invites conviviality. The sleeping area includes two bedrooms with storage (one overlooking the paved courtyard), as well as a third bedroom or office on the mezzanine, with plenty of storage (possibility of closing with a glass roof). There is also a bathroom with WC, a shower room with WC, as well as a laundry and storage area. This loft is a true invitation to enjoy the refinement and neighborhood life of Versailles, without any work required - all that's left is to unpack your suitcases! Also perfect for a liberal profession, a dance studio, yoga studio or a rental investment project. Direct access and disabled access. Caretaker. Co-ownership of 26 residential lots - annual charges: EUR1,400. In the immediate vicinity of the Versailles Château (RER C) and Versailles Chantiers (SNCF line to Paris Montparnasse or La Défense) stations, this property offers quick access to Paris. It is also located a short walk from shops, restaurants and the vibrant market on Place de la Cathédrale. Energy Class E 296 / Climate Class E9 Estimated average annual energy expenditure for standard use, based on prices for 2021, 2022 and 2023: EUR2,350 and EUR3,210. RSAC Versailles

Condominiums of 26 units (No proceedings in progress).

Annual expenses : 1400 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,150,000

Key Information

Year Built:	1850
Internal Area:	115 sqm
Property Features:	
•	Orientation: sud

Location: Paris Ile-de-France



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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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