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## Former loft-style yoga room with balcony

Paris , Paris , Paris Ile-de-France



**€880,000**

inc. of agency fees

2 Beds      1 Baths      107 sqm

Located near Place Albert Kahn, just a few steps from the shops of Jules Joffrin, in a beautiful condominium, in a building renovated in 2009 and completely...

### At a Glance

**Reference** MFH-PARIS9189-C2

**Near to** Paris

**Price** €880,000

**Bed** 2

**Bath** 1

**Hab.Space** 107 sqm

**Pool** No

**Land Tax** N/A

### Property Description

Located near Place Albert Kahn, just a few steps from the shops of Jules Joffrin, in a beautiful condominium, in a building renovated in 2009 and completely renovated in 2022, this loft-style duplex of 106.53 m<sup>2</sup> (104.19 m<sup>2</sup> Carrez) now combines a relaxation and living space.

It is accessed by a small exterior staircase preceded by a south-facing balcony extending the living room of the apartment.

The entrance opens onto a large open space with an open kitchen under a glass roof totaling 73 m<sup>2</sup>.

The four large south-facing windows provide it with pleasant light.

Its modularity potential easily allows the creation of a second bedroom.

A shower room with toilet completes this first level.

A staircase leads to the lower level of 31.5 m<sup>2</sup>, configured as a large bedroom with a bathroom, a dressing room and a toilet.

The mixed status allows the property to be used for housing or offices.

A parking space in the courtyard of the building can be purchased in addition of the price.

Metro Simplon or Jules Joffrin (Lines 4 and 12)

+33 6 65 34 83 64

Condominiums of 50 units (No proceedings in progress).

Annual expenses : 4712 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€880,000

Key Information

Internal Area: 107 sqm

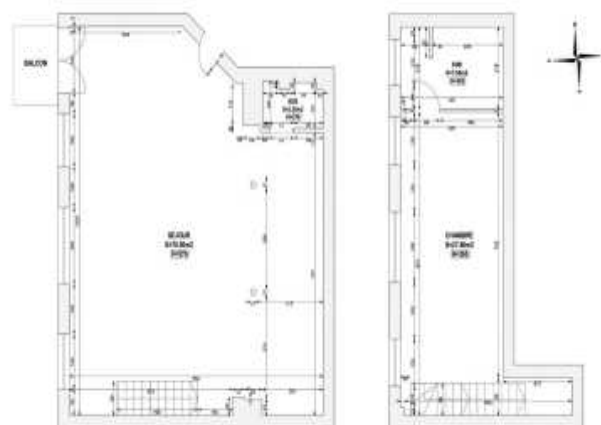
Property Features:

- Balcony: 1

Location: Paris Ile-de-France



## Gallery



Document non contractuel





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**S. and L. BROWN**



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