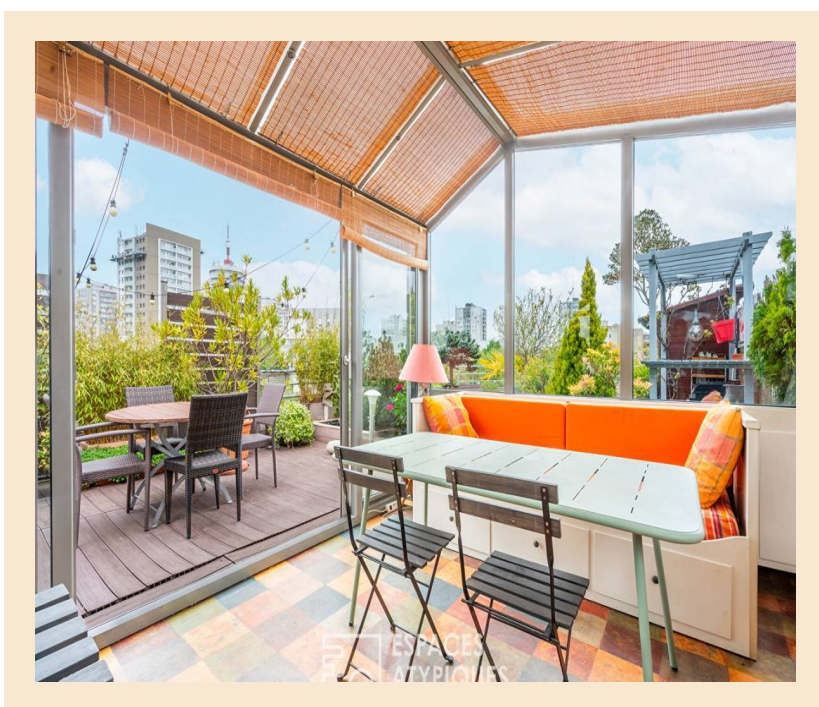


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Loft with rooftop

Les Lilas , Seine-Saint-Denis , Paris Ile-de-France



€1,195,000

inc. of agency fees

3 Beds 1 Baths 120 sqm 0.01 ha

Located in Les Lilas, near Serge Gainsbourg, this 120 m² (117.22 m² Carrez law) residential loft boasts a rooftop of approximately 100 m² and a 15 m²...

At a Glance

Reference MFH-PARIS10777

Bed 3

Land 0.01 ha

Near to Les Lilas

Bath 1

Pool No

Price €1,195,000

Hab.Space 120 sqm

Land Tax N/A

Property Description

Located in Les Lilas, near Serge Gainsbourg, this 120 m² (117.22 m² Carrez law) residential loft boasts a rooftop of approximately 100 m² and a 15 m² veranda.

Nestled on the 2nd and top floor of a former furniture factory, accessible by elevator, this space has been completely redesigned by an architect to combine raw character with contemporary comfort.

The entrance opens onto a 55 m² living room at 3.40 meters above ground level, converted into a living and dining room with generous volumes. The numerous windows provide beautiful light, accentuated by a west-facing exposure. A semi-open kitchen completes the living area.

On the night side, a large hallway provides easy access and leads to three bedrooms, one of which is en suite and features a private shower room. A bathroom with WC, a dressing room/laundry room, and a separate WC complete the sleeping area.

Upstairs, accessible via a metal staircase, a veranda with a summer kitchen leads to a 100 m² rooftop. The fully furnished and landscaped rooftop offers a 360° panoramic view.

This living space was designed with quality materials and custom fittings, including an air-to-air heat pump for optimal comfort.

Its unique architectural character gives this family loft an undeniable charm.

A parking space completes this property, which is subject to co-ownership status.

Metro line 11: Serge Gainsbourg, 150 meters away.

ENERGY CLASS: C / CLIMATE CLASS: A

Estimated average annual energy expenditure for standard use, indexed to 2021, 2022, and

2023: between euros1,480 and euros2,050 (including subscription).

+33 6 64 01 30 43 EI - RSAC: Bobigny

Condominiums of 108 units (No proceedings in progress).

Annual expenses : 3217.2 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,195,000

Key Information

Internal Area:	120 sqm
Land Area:	0.01 ha

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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