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## Loft-style apartment - Epinettes-Batignolles

Paris , Paris , Paris Ile-de-France



**€650,000**

inc. of agency fees

2 Beds      1 Baths      66 sqm

Located a stone's throw from Batignolles, on a pedestrian street, this loft-style apartment, nestled on the ground floor of an old building, has a surface...

### At a Glance

Reference	MFH-PARIS10314-C2	Near to	Paris	Price	€650,000
Bed	2	Bath	1	Hab.Space	66 sqm
		Pool	No	Land Tax	N/A

### Property Description

Located a stone's throw from Batignolles, on a pedestrian street, this loft-style apartment, nestled on the ground floor of an old building, has a surface area of 66.34 sqm (65.29 sqm Carrez).

Completely renovated in 2019 with quality materials, it offers an elegant and warm living environment, reminiscent of the spirit of a house with its independent entrance from the street.

Upon entering, a beautiful 30 sqm living room seduces with its ceiling height of almost 3 meters, its two large windows providing beautiful light and its open kitchen enhanced by a black granite worktop and a brass splashback. The quartz concrete floor adds a modern and elegant touch to the whole.

The master bedroom, with a total surface area of 16 sqm, is organized around a large dressing room with custom-made storage and full-height mirror fronts.

The sleeping area, highlighted by an elegant powder pink wall, offers a soft and soothing atmosphere.

An 8 sqm office space, separated by a workshop-style glass wall, can also serve as a second bedroom. The 6 sqm bathroom seduces with its elegance and optimal layout. It is centered around a custom-made stone basin, facing a bathtub on one side and a shower on the other.

The whole is enhanced by pastel pink tiles and shell-patterned marble, bringing a refined and timeless touch. A separate toilet completes this ensemble.

A beautifully renovated property, a few steps from a square, shops and transport of Batignolles / Guy Moquet.

Property subject to the co-ownership regime. Metro La Fourche Line 13

+33 7 65 88 07 14

Condominiums of 30 units (No proceedings in progress).

Annual expenses : 1915 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€650,000

Key Information

Internal Area:	66 sqm
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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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