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Former shop redesigned by an architect

Paris , Paris , Paris Ile-de-France



€589,000

inc. of agency fees

2 Beds

67.18 sqm

It is in a peaceful street in the 19th arrondissement, between the banks of the Canal de l'Ourcq and the lively shops of Crimée, that this unique living...

At a Glance

Reference MFH-PARIS11475

Near to Paris

Price €589,000

Bed 2

Pool No

Hab.Space 67.18 sqm

Land Tax N/A

Property Description

It is in a peaceful street in the 19th arrondissement, between the banks of the Canal de l'Ourcq and the lively shops of Crimée, that this unique living space is nestled?born from the transformation of a former shop, redesigned by an architect.

Behind a discreet façade, this 3-room apartment of 67.18 m² (Carrez law) surprises with its spacious volumes and natural light. From the entrance, the tone is set: enveloping, characterful curved walls lead to a bright 24 m² living room facing due South, accentuated by large workshop-style windows that enhance its charm.

The kitchen, fitted and equipped in a sleek, contemporary style, is slightly set back from the living space while remaining open to ensure fluid circulation.

On the night side, two spacious bedrooms of 12.5 m² and 17 m² provide a comfortable and warm atmosphere, each with ample built-in storage. A minimalist, elegantly designed shower room completes the property.

A cellar in the basement adds to the appeal of this rare find in the neighborhood.

With its modern lines, unique character, and prime location, this apartment will appeal to lovers of atypical spaces seeking tranquility without giving up the vibrancy of city life.

Metro: Crimée

ENERGY RATING: F / CLIMATE RATING: C.

Estimated average annual energy costs for standard use, based on 2021, 2022, and 2023 prices: between euros2,000 and euros2,470 (including subscription).

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RSAC: Bobigny

Condominiums of 62 units (No proceedings in progress).

Annual expenses : 3104 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Price	€589,000

Key Information

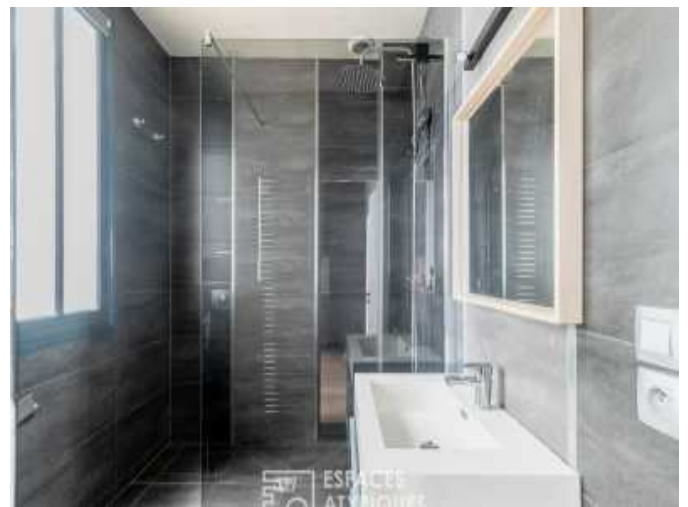
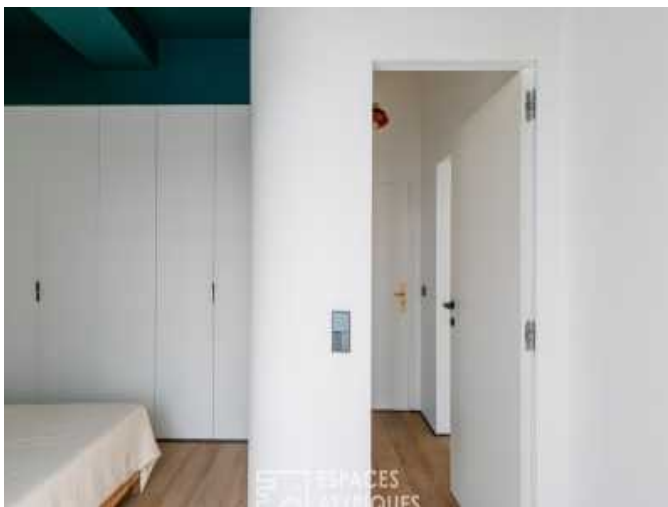
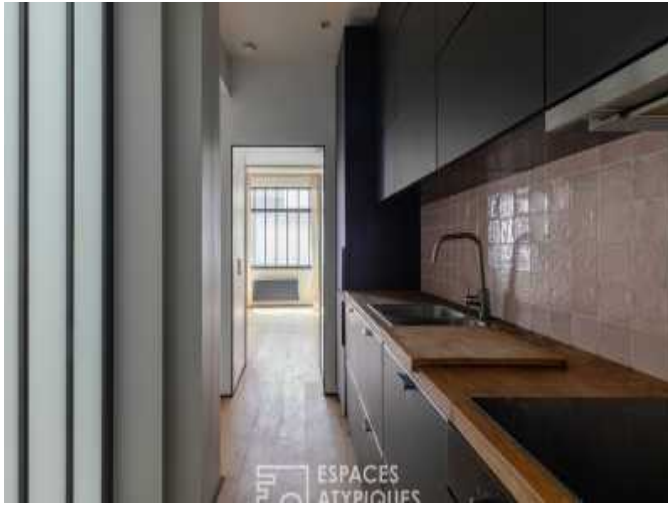
Year Built:	1900
Internal Area:	67.18 sqm

Location: Paris Ile-de-France



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S. and L. BROWN



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