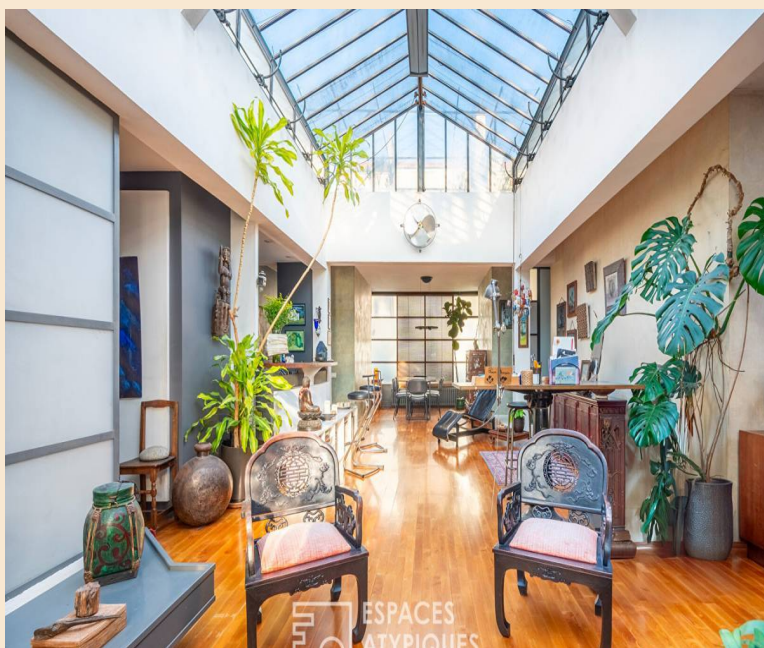


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Loft with skylight and rooftop

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



€975,000

inc. of agency fees

2 Beds 1 Baths 137 sqm

Ideally located in Les Lilas, set back from the street and in a quiet setting, this 136.28 m² (Carrez law) loft boasts a 53 m² (580 sq ft) rooftop, a...

At a Glance

Reference MFH-PARIS11878

Near to Les Lilas

Price €975,000

Bed 2

Bath 1

Hab.Space 137 sqm

Pool No

Land Tax N/A

Property Description

Ideally located in Les Lilas, set back from the street and in a quiet setting, this 136.28 m² (Carrez law) loft boasts a 53 m² (580 sq ft) rooftop, a monumental glass roof, and generous volumes.

The entrance on the second and top floor leads to a vast 65 m² (680 sq ft) living room topped by a large 4.65-meter (15 ft) skylight. This pleasantly distributes constant light throughout the space, while ensuring no overlooked views. The entire space is organized into several areas, including the dining room, the living room, and a reading nook. The 11 m² (128 sq ft) kitchen, semi-open to the living room, features a pantry and a laundry area.

Two bedrooms, measuring 15 m² (170 sq ft) and 18 m² (188 sq ft) respectively, a bathroom with a shower, and a separate toilet complete this level.

Accessible via a spiral staircase, the 53 m² rooftop offers a sky view and overlooks the living space through the glass roof.

The ideal location, tranquility, and generous space make this loft a unique living space in the area.

Metro line 11: Maire des Lilas and Serge Gainsbourg are 400 meters away.

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average annual energy costs for standard use, indexed to 2021, 2022, and 2023: between euros2,780 and euros3,800 (subscription included).

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

Condominiums of 8 units (No proceedings in progress).

Annual expenses : 1451 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€975,000

Key Information

Internal Area:	137 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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