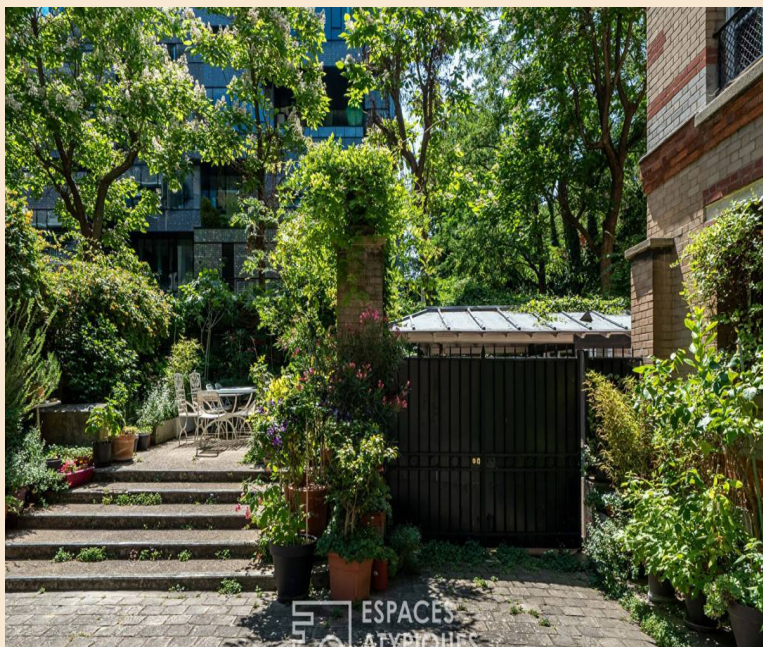


[Click to view MFH-PARIS11428](#)

## Loft with veranda and terraces, Rue de la Colonie

Paris , Paris , Paris Ile-de-France



**€1,095,000**

inc. of agency fees

1 Beds

96.68 sqm

Located in the Peupliers neighborhood, at the back of a tree-lined courtyard and independent from it, this 115.41 m<sup>2</sup> garden-level loft (96.68 m<sup>2</sup> under...

### At a Glance

**Reference** MFH-PARIS11428

**Near to** Paris

**Price** €1,095,000

**Bed** 1

**Pool** No

**Hab.Space** 96.68 sqm

**Land Tax** N/A

### Property Description

Located in the Peupliers neighborhood, at the back of a tree-lined courtyard and independent from it, this 115.41 m<sup>2</sup> garden-level loft (96.68 m<sup>2</sup> under Carrez law) offers a unique living environment, shielded from view.

This atypical space includes two separate 30 m<sup>2</sup> terraces and a light-filled veranda.

Behind a discreet entrance, the space opens onto a south-facing living room with an open, fully fitted and equipped kitchen. The high ceilings add a sense of openness to the main room. The 29 m<sup>2</sup> veranda, lined with large bay windows, extends the living space and can serve multiple functions: dining room, studio, winter garden, or relaxation area.

The apartment currently includes a 15.17 m<sup>2</sup> Carrez bedroom with an en-suite shower room, accessible from the living area, as well as a separate 12.87 m<sup>2</sup> Carrez space currently used as a walk-in closet with custom storage and a second shower room, easily convertible into a second bedroom.

On the lower level, a 17 m<sup>2</sup> TV room offers additional comfort.

Outside, the two south-facing terraces are quiet, entirely separate from the shared courtyard, and allow for the enjoyment of a rare green environment in the heart of the city. This leafy and bucolic haven provides a tranquil atmosphere while remaining connected to urban conveniences. Maison Blanche metro station (lines 7 and 14) is just a few minutes' walk away, making travel within Paris easy.

This unique property stands out for its seamless indoor-outdoor feel, the quality of its fittings, and its prime location in a sought-after neighborhood known for its discreet charm and peaceful lifestyle. A confidential address, designed for those in search of an inspiring living space.

ENERGY CLASS: G / CLIMATE CLASS: C

Estimated average annual energy costs for standard use, based on 2021 energy prices:  
between euros2,610 and euros3,580.

Metro: Maison Blanche (line 7 and line 14)

+33 6 20 83 04 68 ? EI RSAC: PARIS

Two photos show layout suggestions for illustrative purposes only and are non-contractual  
Condominiums of 138 units (No proceedings in progress).

Annual expenses : 3935 euros.

### Summary

Property type:	Apartment
Bedrooms:	1
Price	€1,095,000

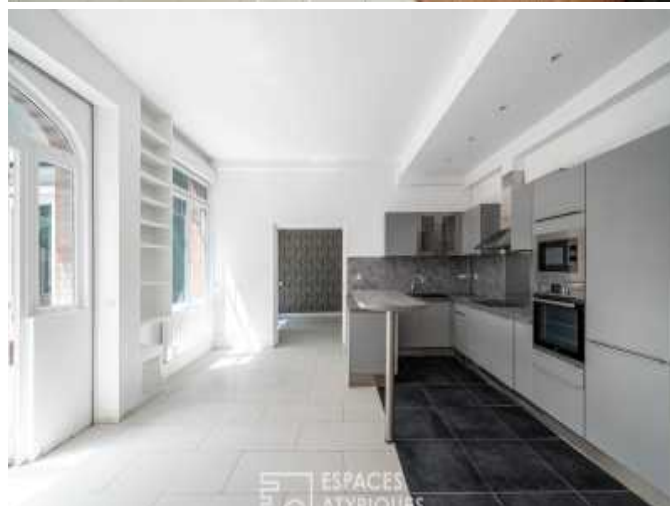
### Key Information

Year Built:	1911
Internal Area:	96.68 sqm
Has a Garden	Yes

### Location: Paris Ile-de-France

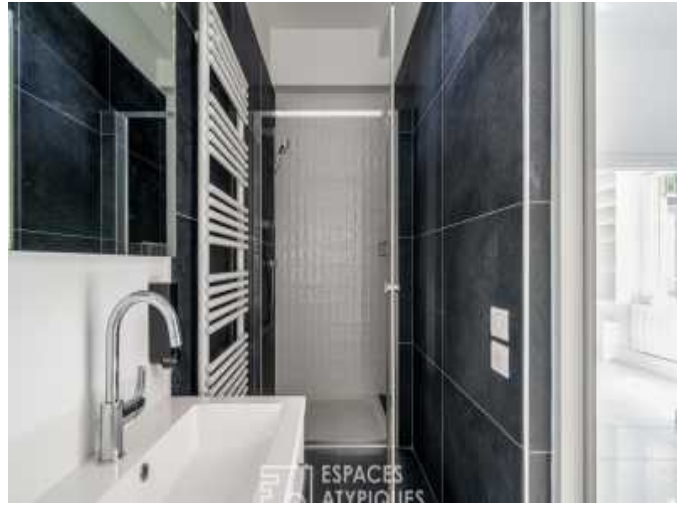


## Gallery













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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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