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Renovated loft on the top floor

Courbevoie , Hauts-de-Seine , Paris Ile-de-France



€780,000

inc. of agency fees

2 Beds 1 Baths 112 sqm

In Courbevoie, within a carefully renovated former LU factory, this top-floor loft offers 74.4 m² (112 m² floor area) within a small, intimate condominium...

At a Glance

Reference	MFH-PARIS11434-C1	Near to	Courbevoie	Price	€780,000
Bed	2	Bath	1	Hab.Space	112 sqm
		Pool	No	Land Tax	N/A

Property Description

In Courbevoie, within a carefully renovated former LU factory, this top-floor loft offers 74.4 m² (112 m² floor area) within a small, intimate condominium of 8 apartments.

Located on a quiet, low-traffic street, it offers a peaceful atmosphere while benefiting from a central location, just 300 meters from Courbevoie train station, local shops, and schools.

A covered parking space and a cellar complete the property. This property, fully renovated with high-end materials, combines modern comfort with old-world charm.

The entrance opens onto a spacious living room bathed in light from both sides and overhead, enhanced by high ceilings and a pellet stove providing warmth and ambiance. The open-plan kitchen, with contemporary lines, has been completely redesigned to combine design and functionality.

A bedroom with built-in storage and a bathroom with a bathtub and shower occupy the first level. The mezzanine floor, accessible via an internal staircase, houses a second bedroom with a dressing room and an office area, ideal for working from home.

The entire property was renovated in 2020, incorporating high-performance features: reversible air conditioning, solar shutters, and reinforced insulation to guarantee a DPE C rating.

A covered parking space and a large 13.6m² cellar complete this property.

The immediate proximity to transport, schools, and shops ensures a smooth and convenient daily life, without compromising on tranquility.

The industrial character of the old building, enhanced by a meticulous and contemporary renovation, gives this property an atypical and unique charm. An exceptional property for lovers of space, light, and unique architecture.

This property is subject to the co-ownership regime, with 32 lots including 8 residential lots, and no pending procedures.

ENERGY CLASS: C / CLIMATE CLASS: C.

Estimated average annual energy costs for standard use, based on average energy prices indexed for the years 2021, 2022, and 2023 (including subscriptions): between euros1,168 and euros1,580.

Information on the risks to which this property is exposed is available on the Géorisques website:

YON - - EI - RSAC: Nanterre.

Condominiums of 32 units (No proceedings in progress).

Annual expenses : 2400 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€780,000

Key Information

Internal Area:	112 sqm
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Location: Paris Ile-de-France



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S. and L. BROWN



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