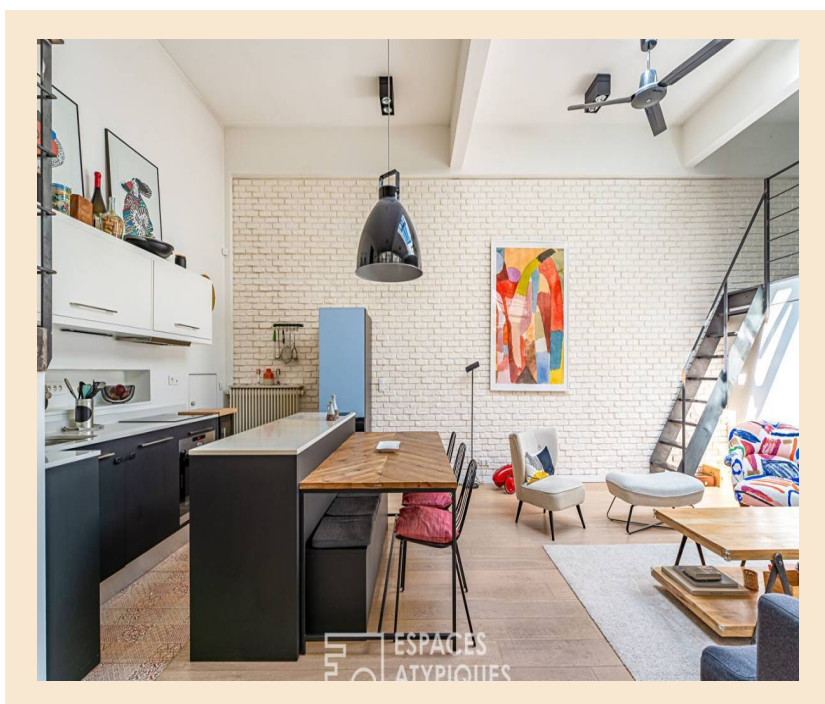


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Former photo studio revisited into a contemporary loft

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



€695,000

inc. of agency fees

2 Beds

87 sqm

Nestled in a quiet location behind a condominium, just steps from Asnières-sur-Seine train station and shops, behind large glass roofs, lies this 87 m²...

At a Glance

Reference MFH-PARIS11346-C2

Near to Courbevoie

Price €695,000

Bed 2

Pool No

Hab.Space 87 sqm

Land Tax N/A

Property Description

Nestled in a quiet location behind a condominium, just steps from Asnières-sur-Seine train station and shops, behind large glass roofs, lies this 87 m² (75.79 m² Carrez law) loft with its sleek, industrial decor.

From the moment you enter, the tone is set: volume, space, and brightness.

The fully open-plan living space and its 3.90-meter ceiling height accentuate the volume. The white brickwork and iron railings give it an industrial feel. The wide glass facade and skylight provide abundant light.

This loft features a master suite with a bathroom separated by a glass roof, as well as a children's bedroom in pastel colors. A dressing room has been fitted under the mezzanine.

The fully equipped, custom-made kitchen opens onto the living room. Additional storage space has been provided at the rear.

Finally, on the mezzanine, there is an office space with a relaxation area.

Option to purchase additional parking.

Lines L and J ? Asnières-sur-Seine station 400 meters away, with access to La Défense in 5 minutes and Saint-Lazare in 6 minutes.

Metro line 3 ? Pont de Levallois 1 km away.

Property subject to co-ownership regulations.

ENERGY CLASS: E / CLIMATE CLASS: E.

Estimated average annual energy costs for standard use, based on average energy prices

indexed for the years 2021, 2022, and 2023 (including subscriptions): between euros1,900 and euros2,600.

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

YON - - EI - RSAC: Nanterre.

Condominiums of 18 units (No proceedings in progress).

Annual expenses : 2777 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Price	€695,000

Key Information

Internal Area:	87 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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