

[Click to view MFH-PARIS4632EP](#)

## Loft on the top floor in a former circus school

Paris , Paris , Paris Ile-de-France



**€1,710,000**

inc. of agency fees

2 Beds

2 Baths

160 sqm

This design loft nestled on the 2nd and last floor with an area of ??160m2 (136.82m2 carrez) is the product of the meeting of a designer and an unusual circus school. The entrance opens onto a large living...

### At a Glance

**Reference** MFH-PARIS4632EP  
**Bed** 2

**Near to** Paris  
**Bath** 2  
**Pool** No

**Price** €1,710,000  
**Hab.Space** 160 sqm  
**Land Tax** N/A

### Property Description

This design loft nestled on the 2nd and last floor with an area of ??160m2 (136.82m2 carrez) is the product of the meeting of a designer and an unusual circus school.

The entrance opens onto a large living and reception room of nearly 80m2 with large south-facing bay windows under a 5-meter high ridge. The space is structured by a block/object with black graphic walls

housing the semi-open kitchen and extended by a double living room. This living room is embellished with a full-height library and a more intimate space on a platform enjoying an unobstructed view due West and at an angle. Adjoining the kitchen block is a spacious dining room and its custom-made storage. In the extension of the living room, a guest toilet, a room used as an office, a shower room/laundry room and an extra bedroom complete this level.

Accessible by a beautiful sculptural staircase, the top floor houses the master bedroom with a bathroom and shower with toilet and a dressing area extended by a passageway also intended for storage.

In the calm of a picturesque passage, this open-space loft offers a real unique living space close to the Saint Martin canal.

Metros: Jacques Bonsergent or Gare de l'Est.

ENERGY CLASS: F/ CLIMATE CLASS: F. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021 between euros3380 and euros4610.

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

RSAC: Paris

Condominiums of 7 units (No proceedings in progress).

Annual expenses : 3798 euros.

Summary

|                |            |
|----------------|------------|
| Property type: | Apartment  |
| Bedrooms:      | 2          |
| Bathrooms      | 2          |
| Price          | €1,710,000 |

Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1850    |
| Internal Area: | 160 sqm |

Location: Paris Ile-de-France



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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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