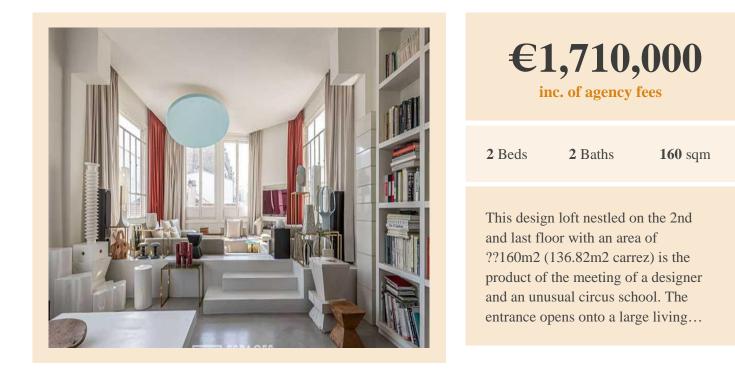


# Loft on the top floor in a former circus school

#### Paris , Paris , Paris Ile-de-France



### At a Glance

Reference	MFH-PARIS4632EP	
Bed	2	

 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

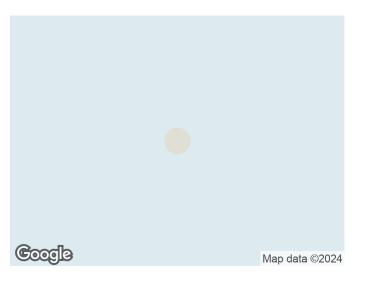
Condominiums of 7 units (No proceedings in progress).

Annual expenses : 3798 euros.

Summary		Key Information	
Property type:	Apartment	Year Built:	1850
Bedrooms:	2	Internal Area:	160 sqm
Bathrooms	2		
Price	€1,710,000		

## **Location: Paris Ile-de-France**





## Gallery



















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