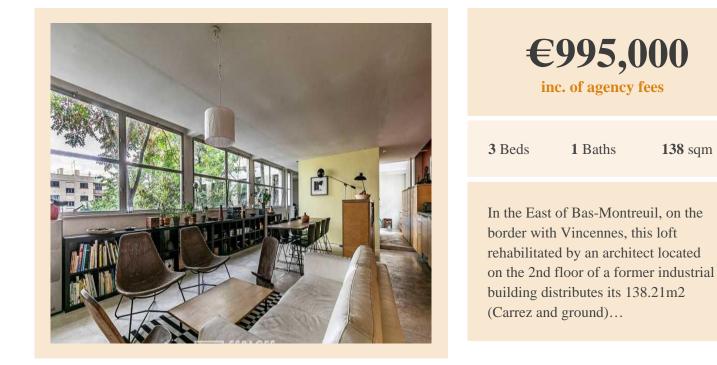


# **Architect's Loft**

Montreuil, Seine-Saint-Denis, Paris Ile-de-France



### At a Glance

| Reference | MFH-PARIS4639EP |
|-----------|-----------------|
| Bed       | 3               |
| Bed       | 3               |

| Near to | Montreui |  |
|---------|----------|--|
| Bath    | 1        |  |
| Pool    | No       |  |

 Price
 €995,000

 Hab.Space
 138 sqm

 Land Tax
 N/A

#### **Property Description**

In the East of Bas-Montreuil, on the border with Vincennes, this loft rehabilitated by an architect located on the 2nd floor of a former industrial building distributes its 138.21m2 (Carrez and ground) on a single platform.

The entrance is integrated with the main room to form a space of almost 60m2. The open kitchen faces the dining room and the living room, and a first work space adjoins the living room. The whole benefits from large windows allowing you to enjoy a full East exposure.

On either side of a bathroom (with bathtub, shower, and laundry area) and separate toilets, two hallways lead to the three bedrooms, facing west, and a second open work space.

A modular architect's loft, ideally located close to Vincennes.

A spacious cellar completes this property.

Property subject to co-ownership status, intended for residential use.

Croix de Chavaux metro station at 750m, RER Vincennes at 850m.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1,140 and euros1,590. Information on the risks to which this property is exposed is available on the Géorisks website:

#### RSAC: Créteil

Condominiums of 14 units (No proceedings in progress).

Annual expenses : 2296 euros.

| Summary        |           | <b>Key Information</b> |         |
|----------------|-----------|------------------------|---------|
| Property type: | Apartment | Internal Area:         | 138 sqm |
| Bedrooms:      | 3         |                        |         |
| Bathrooms      | 1         |                        |         |
| Price          | €995,000  |                        |         |
|                |           |                        |         |
|                |           |                        |         |

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





# Gallery





























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