

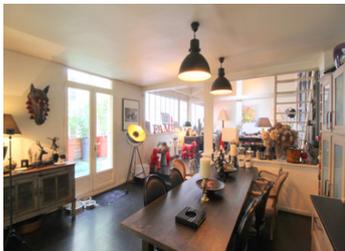
75014, Plaisance, ideal developer or for this 285m2 - 2-storey family house built on its own 160m2 plot

EXCLUSIVE



INFORMATION

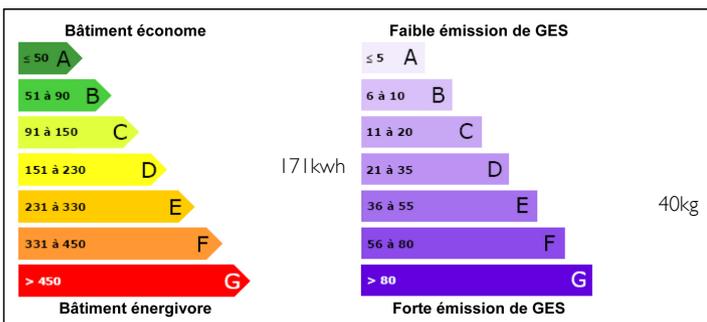
Town:	Paris 14e Arrondissement
Department:	Paris
Bed:	4
Bath:	3
Floor:	285 m2
Plot Size:	160 m2



IN BRIEF

PARIS 75014 - House 8 Rooms - 285m2 living space + 32m2 Terrace - Built on a 160m2 plot - See 360, floor plan and video - Exclusive to LEGGETT, 2 steps from the shops of Rue Raymond Losserand, a plot on the street side with a 2-storey house built in 1924 offering great volumes, ideal for a developer, a hunter of urban opportunity or simply a spacious loft-style family home. No expense has been spared in this atypical loft-style property, which was completely remodelled and renovated in 2010 to maximise the use of space and light, with a large, cosy living room with mezzanine (4.66 m2 SPH) and large 'artist's studio' windows opening onto the ground-level terrace of around 32 m2, ideal for alfresco dining, and a spacious, modern, superbly equipped dining kitchen. A rare haven of peace offering 4 bedrooms, one of which is a master bedroom,...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Real potential for raising the building or demolition + new build, Atypical loft-type place completely remodelled and renovated in 2010, to maximise space and light, with its terrace for an afterwork alfresco drink. Nestled in a one-way street in the heart of the 14th arrondissement, this property offers appr. 285m<sup>2</sup> of living space and includes on the ground floor, a welcoming entrance hall leading to a spacious master bedroom with dressing room + shower room and en-suite office, a 2nd bedroom + bathroom and en-suite office, a laundry room and a hatch giving access to underground pipes. A staircase leads to the first floor and its superb living area with its large bay windows type "Atelier d'artiste" opening on to the 32m<sup>2</sup> private terrace E/NE. This level benefits from a loft-style layout and includes a spacious and superbly equipped dining kitchen opening onto a large and cosy living room with its mezzanine transformed into an independent office in order to maximize the ceiling height of 4.66m at the highest with 2 Velux to increase brightness. Also on this floor, a landing and a distribution corridor leading to a TV/office room, 3rd bedroom with study and an Italian-style bathroom which complete this rare haven of peace located just a stone's throw from the recently enlarged and renovated Saint-Joseph Hospital. Warm atmosphere, for this family district, which remains discreet, but very Parisian, on the edge of the 15th arrondissement, and includes the Montparnasse train station (towards...

## LOCAL TAXES

Taxe foncière: 2700 EUR

Taxe habitation: 2700 EUR

## NOTES