LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48220MRH95 Price: 410 000 EUR

agency fees to be paid by the seller

95 ARGENTEUIL / Bright artist's studio, 161 m , exterior, mezzanine bedroom, + a bedroom or studio, basement

EXCLUSIVE







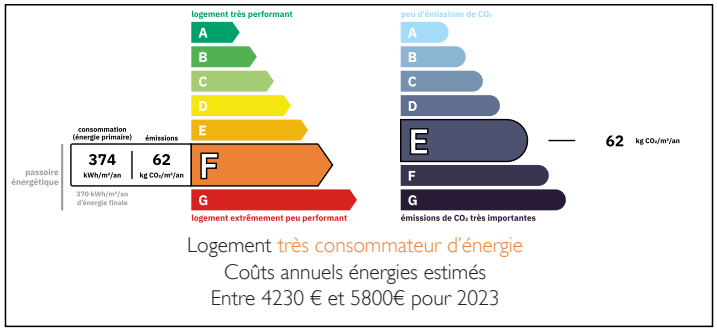








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4230 € et 5800€ pour 2023

INFORMATION

Town:	Argenteuil
Department:	Val-d'Oise
Bed:	2
Bath:	1
Floor:	161 m2
Outside Space:	15 m2

IN BRIEF

Located in a former industrial building, this bright 161-square-meter apartment—which includes an outdoor area for exclusive use— This property captivates with its loft-style character, artist's studio atmosphere, and beautiful views of the open sky. Three rooms, including a very large 76-square-meter living room with an open kitchen, its spectacular glass roof, generous proportions, and mezzanine create a unique living space.

The spacious living area, warmed by a wood-burning stove, offers a cozy and inviting space. The various rooms allow for multiple uses, ranging from living spaces and bedrooms to an office and an artistic studio.

The materials, interior perspectives, and the property's unique character give it a rare identity, a far cry from conventional apartments.

A truly unique property with no direct neighbors and a very quiet setting, ideal for lovers of architecture, spacious interiors, and light-filled spaces,

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.







LOCAL TAXES

Taxe foncière:	**1734 EUR**

NOTES

DESCRIPTION

ARGENTEUIL – ARTIST'S LOFT WITH GLASS ROOF, MEZZANINE, AND PRIVATE COURTYARD

161.68 m² Carrez / 76.53 m² living area / 54.78 m² studio or bedroom / Mezzanine / 15 m² private courtyard / Basement

A unique living space, blending industrial architecture with a studio-like atmosphere

IN ARGENTEUIL, JUST OUTSIDE PARIS, DISCOVER AN UNUSUAL, EXCEPTIONALLY BRIGHT 161.68 M² CARREZ DUPLEX LOCATED IN A FORMER INDUSTRIAL-STYLE BUILDING COMPLEX, NOW KNOWN AS "LE QU4TRE."

Behind its understated architecture lies an original living space, reminiscent of a single-family home, in a quiet setting characterized by generous proportions, a large glass roof, a mezzanine, and an interior layout that breaks free from traditional apartment conventions.

The property charms with its artist's studio atmosphere, its architectural character, and the numerous possibilities offered by its various spaces.

A SPECTACULAR LIVING ROOM OF OVER 76 M2

On the first floor, a spacious, light-filled room measuring 76.53 m² (Carrez) houses the living room, dining room, and an OPEN KITCHEN.

THE GLASS ROOF is one of the property's major architectural features. It provides ABUNDANT NATURAL LIGHT and gives the entire space a unique character, in the spirit of renovated historic workshops.

The spacious layout allows for the creation of different areas without partitioning them off: a cozy