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Contemporary house with private riverbank and stunning views

Joinville Le Pont , Val-de-Marne , Paris Ile-de-France



€1,790,000

inc. of agency fees

6 Beds 1 Baths 289 sqm

It is in one of the most sought-after streets in the Polangis district, where arms of the Marne and abundant vegetation coexist, that this 289m2 family house, designed by an architect and built in 2019,...

At a Glance

Reference	MFH-PARIS4827EP	Near to	Joinville Le Pont	Price	€1,790,000
Bed	6	Bath	1	Hab.Space	289 sqm
		Pool	No	Land Tax	N/A

Property Description

It is in one of the most sought-after streets in the Polangis district, where arms of the Marne and abundant vegetation coexist, that this 289m2 family house, designed by an architect and built in 2019, unfolds like an observatory.

A town whose reputation is well established, Joinville-le-Pont is loved for its old film studios, its festive taverns and its lively banks of the Marne which elevate it to the rank of ambassador of a certain art of living French so popular with families.

The entrance, welcoming and functional, leads to a very beautiful living room whose numerous openings flood it with light, inviting you to contemplate the arm of the Marne.

A discreet kitchen equipped with high-end tailor-made equipment also takes place there.

As for it, the master suite on one level has a dressing room, a bathroom with WC and has access, also on one level, to the green terrace of the living room.

Terrace which leads to the rest of the garden and its coveted private bank. A separate WC completes this level.

Upstairs, a large bay window once again offers a unique view, giving this space all the desired tranquility. Here, four bedrooms, two of which have very large wall fittings, a shower room, a bathroom and a separate toilet, complete this perfectly bright level.

A second staircase leads to the 100m² attic which offers a generous attic bedroom as well as a large office space. A second master suite can still be dreamed of thanks to the facilities present.

The additional 76m² offered by the basement accommodate areas essential for family life such as a laundry room, a sports area and storage rooms.

This home is definitely an ode to Mother Nature.

Immersed in a mineral and green atmosphere, where water activities are part of everyday life, it offers an exotic and refreshing contrast just 10 minutes from the station and close to all amenities.

At the gates of Paris, the emblematic Joinville is inevitably a place where life is good.

RER Joinville-le-Pont

Bords de Marne

ENERGY CLASS: C/ CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR1,230 and EUR1,710 I

Information on the risks to which this property is exposed is available on the Géorisks website: " ".

Vanessa Goracy EI - Commercial agent RSAC: -Créteil Ref 4827EP

Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€1,790,000

Key Information

Year Built:	2019
Internal Area:	289 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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