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Old carpentry rehabilitated into a loft

Maisons Alfort, Val-de-Marne, Paris Ile-de-France



€750,000

inc. of agency fees

3 Beds **1** Baths **264** sqm

In the heart of the lively Charentonneau district in Maisons-Alfort hides a loft of extraordinary dimensions. Formerly a carpentry, this 264 m² Carrez loft has been transformed to offer an extraordinary...

At a Glance

Reference MFH-PARIS4907EP **Near to** Maisons Alfort **Price** €750,000

Bed 3 Bath 1 Hab.Space 264 sqm

Pool No Land Tax N/A

Property Description

In the heart of the lively Charentonneau district in Maisons-Alfort hides a loft of extraordinary dimensions. Formerly a carpentry, this 264 m² Carrez loft has been transformed to offer an extraordinary living environment, combining space, light and authenticity.

An entrance leads to a 62 m² cathedral reception room, bathed in light thanks to the zenith openings. Exposed

beams and a fireplace give an authentic and warm character.

Adjacent to this reception, an independent office offers a space conducive to concentration, perfectly adapted

to new remote working methods.

A vestibule housing a laundry room and a boiler room as well as a separate WC bring practicality and

comfort to this first space.

The fitted kitchen and the windowed dining room constitute a harmonious transition to a spacious living

room of 60 m². This second living space provides a blank canvas for a new project, whether creating a cozy

library or a lively playroom.

On this same level, a first bedroom with its adjoining bathroom guarantees optimal comfort for guests or

family members.

A beautiful staircase leads to the sleeping area, including a master bedroom, a child's bedroom, two

bathrooms as well as an attic room used as storage space.

Finally, a walkway offers a bird's eye view of the reception room, adding an architectural touch to the whole.

The proximity to public transport, shops and all amenities make this loft a rare pearl in Maisons-Alfort.

Line 8: Stadium 3 min walk

ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure for

standard use, established based on energy prices for the year 2021: between euros 3,810 and euros 5,190.

Cannard: - RSAC: EVRY

Condominiums of 10 units (No proceedings in progress).

Annual expenses: 1632 euros.

Summary

Property type: House Bedrooms: 3
Bathrooms 1

Price €750,000

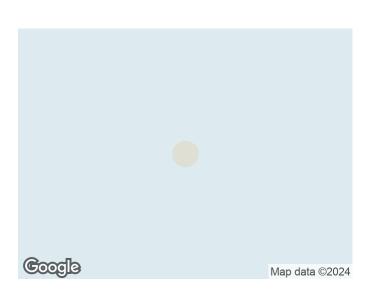
Key Information

Year Built: 1928 Internal Area: 264 sqm

Property Features:
Orientation: sud

Location: Paris Ile-de-France





Gallery

































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S. and L. BROWN



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