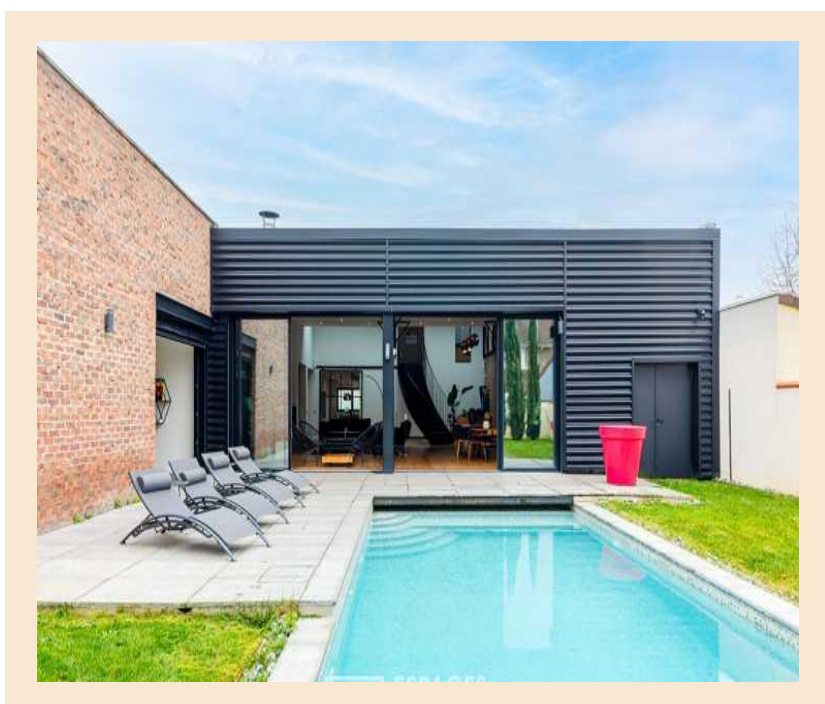


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## Exceptional loft of more than 500 sqm in sought-after area of Mantes la...

**Mantes La Jolie , Yvelines , Paris Ile-de-France**



# €1,150,000

inc. of agency fees

5 Beds   3 Baths   490 sqm   0.03 ha

A few minutes walk from shops and schools, behind a most discreet and unexpected facade, hides this incredible Loft with private enclosed garden and swimming pool. All the codes of New York lofts are...

### At a Glance

<b>Reference</b>	MFH-PARIS5195-cpy	<b>Near to</b>	Mantes La Jolie	<b>Price</b>	€1,150,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	490 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

A few minutes walk from shops and schools, behind a most discreet and unexpected facade, hides this incredible Loft with private enclosed garden and swimming pool. All the codes of New York lofts are present: parquet floors, brick walls, metal beams, glass roofs and exceptional volumes. A major project tastefully carried out by the current owners. A welcoming entrance leads to a glass corridor giving a glimpse

of the main living spaces: a very beautiful fitted kitchen equipped in a contemporary style which can be opened or closed through a huge glass door, a bar area which is both intimate and open to others rooms through its large glass roof, and a cathedral living room of 115 m2 with open fireplace, opening onto a large terrace, the garden and the swimming pool. A wide corridor leads to a large games room, a covered patio, a laundry room, a toilet, a bedroom with shower room, an office but also the master suite which includes a large bedroom opening directly onto the terrace, a dressing room and a large bathroom with shower and free-standing bathtub. The first floor, accessible by a monumental metal staircase, has a bedroom, a shower room with toilet, then another bedroom / studio with kitchenette area and large terrace of more than 50 m2 to be finished. In the living room, a door reveals a 118 m2 gross covered space in which all your desires for additional space can be expressed! Finally, a cellar, a double garage in the basement as well as 2 outdoor parking spaces complete this exceptional property. Public and private schools a few minutes' walk away SNCF station at the end of the street! Axis A13 5 minutes by car ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between 4620 and 6310 EUR. Katia: Condominiums of 3 units.

## Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	3
Price	€1,150,000

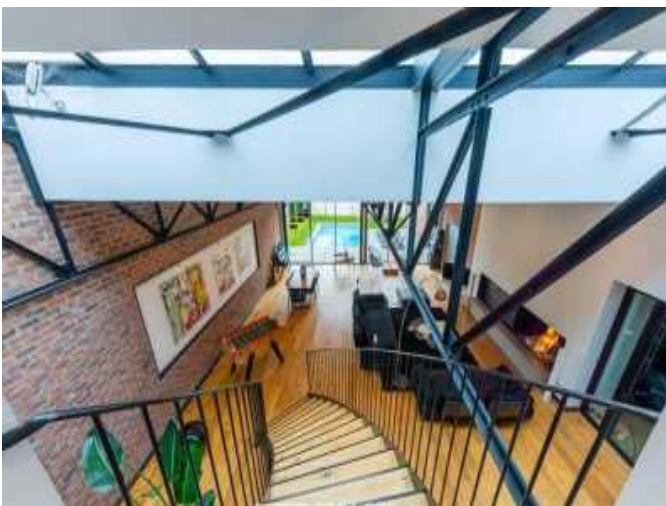
## Key Information

Internal Area:	490 sqm
Land Area:	0.03 ha

## Location: Paris Ile-de-France



## Gallery











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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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