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## Loft of more than 360 sqm in sought-after area of Carrières sur Seine

Carrières Sur Seine , Yvelines , Paris Ile-de-France



# €849,000

inc. of agency fees

3 Beds      1 Baths      200 sqm

A 10-minute walk from the RER station behind an unexpected facade, hides this incredible Loft with private enclosed gardens. Under the same roof and a living area of around 200 sqm (Carrez law: 160.94...

### At a Glance

<b>Reference</b>	MFH-PARIS6941	<b>Near to</b>	Carrières Sur Seine	<b>Price</b>	€849,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	200 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

A 10-minute walk from the RER station behind an unexpected facade, hides this incredible Loft with private enclosed gardens. Under the same roof and a living area of around 200 sqm (Carrez law: 160.94 sqm) you will find certain loft codes (beautiful volumes, very bright living and dining room, beautiful ceiling heights of around 4m , living and sleeping areas on one level) A welcoming entrance leads to the living room with a

monumental wood stove and the dining room and a corridor giving a glimpse of the sleeping area (2 bedrooms with mezzanine beds and access to the garden , a bathroom and a toilet) On this same level a very beautiful fitted counter style kitchen and a third bedroom. To meet your desire for additional space above the kitchen you will find a TV area on the mezzanine. Finally, a partially complete basement (160 sqm) with high ceilings including a garage, a cellar, an extra bedroom, a workshop, three storage rooms, a photo studio and a WC complete this loft surrounded by Green spaces and very well located. Indeed on 3 sides of the house you will find gardens, one of which has a terrace and also a parking space. - RER station 10 minutes walk away - College, nursery and shops a few minutes walk away ENERGY CLASS: G/ CLIMATE CLASS: F Estimated average amount of annual energy expenditure for standard use, established from energy prices energy of the year 2021: between 3270 euros and 4470 euros.

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€849,000

### Key Information

Internal Area:	200 sqm
Has a Garden	Yes

### Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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