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## In town, an elegant house on the water's edge

Creteil , Val-de-Marne , Paris Ile-de-France



# €1,250,000

inc. of agency fees

4 Beds    1 Baths    180.68 sqm

Facing the Sainte-Catherine Island, the owners of this house, a lovely family who have lived in Paris for over 30 years, have recreated a house with contemporary pastoral charm. Like a journey through...

### At a Glance

**Reference** MFH-PARIS8108

**Near to** Creteil

**Price** €1,250,000

**Bed** 4

**Bath** 1

**Hab.Space** 180.68 sqm

**Pool** No

**Land Tax** N/A

### Property Description

Facing the Sainte-Catherine Island, the owners of this house, a lovely family who have lived in Paris for over 30 years, have recreated a house with contemporary pastoral charm.

Like a journey through the ages, borrowing from the 19th century for its stone and its robustness as well as from the 21st century and its desire for perspectives and volume. Ideal for nature lovers, it reveals unexpected charms.

The historic and bucolic district of the Bras du Chapitre, a stone's throw from the city center of Créteil Village, is recognizable by its tree-lined paths with large rows of century-old trees and houses with a view of the Sainte-Catherine Island, stunning in all seasons.

The house totals 260 m<sup>2</sup> (184 living spaces) and includes 3 bedrooms, 3 bathrooms and an independent studio. We start from the ground floor where the kitchen has been opened and enlarged. Enhancing the original floor and stone, the space offers all modern comforts while retaining the charm of a 19th century house.

The informal dining room and the living room, with a view, coexist around a wood stove that warms the whole. The large bay windows are a key element of this house, they allow to maintain a permanent link with the outside.

Materials and materials, raw and noble, bring their neutral colors and unify the whole in a limited selection of natural palettes. An assumed palette that constitutes the ideal backdrop of the house. A mezzanine open to nature reveals a library and an office. It can also be used as a bedroom.

The master suite is part of the logic of the house which immediately reads like a vacation home, a vacation spot. The stone on the wall, the romantic balcony and the bathroom, everything pushes us towards reverie. A second bedroom and an adjoining shower room complete this level.

On the top floor, we discover a beautiful, large and bright third bedroom, still offering a breathtaking view of the chapter arm. The garden level is split in two. On the one hand, the studio, equipped with a kitchenette and a shower room. It will accommodate an au pair, a student or simply friends visiting on the weekend.

On the other hand, the laundry room, the equipped and refrigerated wine cellar and the garage which constitute the more classic part of this space.

Offering an extension of the existing space, the terraces and the garden, populated with all kinds of flowerbeds, protective trees and a sculptural rose bush, promise very beautiful moments.

A source of inspiration and appeasement, this house offers a breath of nature. The owners had a vision: they wanted a sanctuary where they could meet up with family or friends in a calm and intimate environment.

With this in mind, they have endeavored to preserve the authenticity and bucolic character of the original house, by integrating more contemporary elements and preserving the rural heritage, particularly thanks to its stone façade.

The result is captivating.

A few minutes from Paris and in the immediate vicinity of a city center renowned for its food shops and the quality of its schools, it is a real country house in the city!

Châtelet Les Halles: 35 minutes door to door

Line 8: 20 min on foot, 7 by bike

Shops Créteil Village: 3 min on foot

Île Sainte-Catherine: Immediate proximity Schools: 3 min on foot

ENERGY CLASS: D CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR3,450 and EUR4,710 (subscription included).

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,250,000

### Key Information

Internal Area:	180.68 sqm
Has a Garden	Yes

### Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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