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Loft with glass roof and rooftop a stone's throw from the banks of the...

Saint Maur Des Fosses , Val-de-Marne , Paris Ile-de-France



€810,000

inc. of agency fees

3 Beds

124 sqm

Exclusively for sale by Espaces Atypique, this loft, designed like a triplex, sets the scene in a former ice cream factory. Its 100 m2 of exterior space and industrial attributes make it a rare address....

At a Glance

Reference MFH-PARIS8281

Bed 3

Near to Saint Maur Des Fosses

Pool No

Price €810,000

Hab.Space 124 sqm

Land Tax N/A

Property Description

Exclusively for sale by Espaces Atypique, this loft, designed like a triplex, sets the scene in a former ice cream factory. Its 100 m2 of exterior space and industrial attributes make it a rare address. Head for Saint Maur des Fossés, in the Pie district, quiet, discreet, and privileged. It is said that the district is full of surprises and that the inhabitants are friendlier than elsewhere. Joseph Lutz and his son André, Alsatian ice cream

artisans, who settled in St Maur since 1924 and occupied the premises until 2008, would not have said otherwise. Converted into lofts in 2010, the building reveals a 125 m² triplex (Carrez), 3 bedrooms, a garden and a 50 m² roof top. The owners, who had initially fallen in love with the unusual volume and industrial charm, realized that the space needed a thorough renovation to adapt to their lifestyle. They then reconfigured the volumes while playing with the roughness of the place. The entrance opens onto a corridor serving a first bedroom, a shower room and a garden of almost 30 m². The double height ceiling culminating at 6 meters is invited to the ground floor, offering under the glass roof a reception area that is both intimate and elegant. The metal and brick, the original materials, remain. In the extension, a high-end kitchen cuts the space in length, all in fluidity. The imposing island of natural stone and wood contrasts and brings a very contemporary note to the whole. By creating rooms separated by glazing, they connect to each other while improving the general lighting. This is the case of the office, which will also serve as a third bedroom, separated from the living room at a good height, creating an independent cube. The upstairs bedroom also has an exterior window that lets in light and gives the room a distinctive charm and lovely brightness. A monochrome black dressing room and a bathroom with a walk-in shower complete the level. A library is integrated into the volume of the staircase. Like an obligatory passage before accessing the roof terrace. The exterior then becomes the central element. Nearly 50 m² of wooded space, a bioclimatic pergola and a summer kitchen culminate on the top level of this impressive triplex. This discreetly luxurious achievement, where every detail has been carefully considered, offers its occupants a unique, warm, comfortable home that is perfectly adapted to their needs, both inside and out, without any real boundaries. All this, just a stone's throw from the Marne and a stone's throw from the capital. Two indoor parking spaces and a private electric charging station are included in the sale. Property subject to the co-ownership regime (voluntary, low charges). Shops: 2 min walk Banks of the Marne: 2 min walk Schools: 3 min walk ENERGY CLASS: D CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR1,730 and EUR2,400 (subscription included). FAMULIAK - - Bobigny

Condominiums of 48 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Price	€810,000

Key Information

Internal Area:	124 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



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