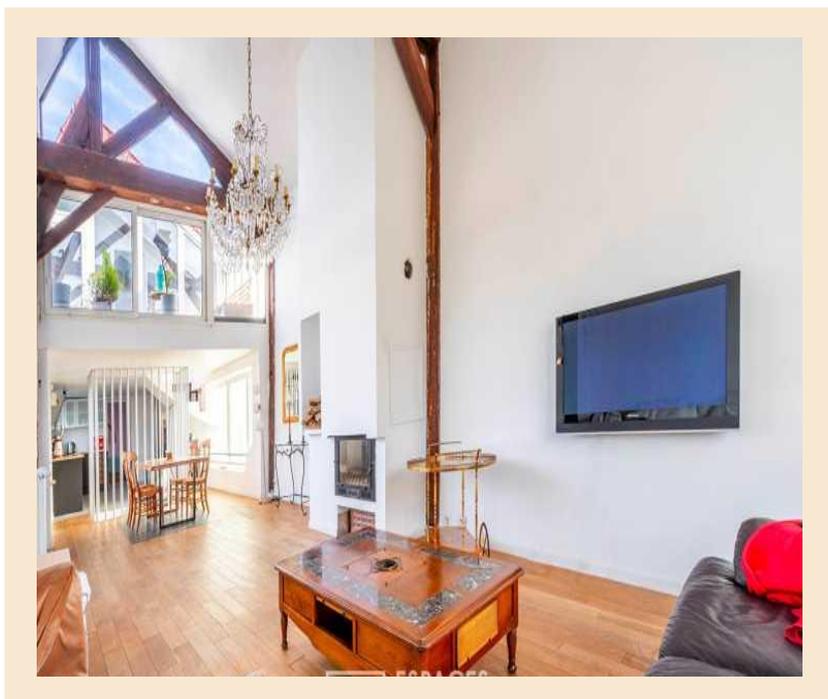


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## Inverted triplex with indoor pool and terrace

Champigny Sur Marne , Val-de-Marne , Paris Ile-de-France



**€735,000**

inc. of agency fees

4 Beds

191 sqm

It is in the Maroc district, close to the banks of the Marne and the future metro 15, that this old carpentry workshop is located, converted into a 191m2 triplex with its independent studio. This district...

### At a Glance

**Reference** MFH-PARIS8283

**Bed** 4

**Near to**

Champigny Sur  
Marne

**Pool**

No

**Price** €735,000

**Hab.Space** 191 sqm

**Land Tax** N/A

### Property Description

It is in the Maroc district, close to the banks of the Marne and the future metro 15, that this old carpentry workshop is located, converted into a 191m2 triplex with its independent studio.

This district owes its name to the old market garden fields that it once housed.

The industrial activity that developed there later gave rise to a few factories and other manufacturing

facilities converted into residential lofts.

This inverted triplex surprises as soon as you walk through the front door, and for good reason.

The entrance opens onto the 50m<sup>2</sup> wellness area 14m<sup>2</sup> bedroom.

A separate toilet with a washbasin completes the floor.

The next level leads us to the 50m<sup>2</sup> living room. And what a room!!

The high ceilings, exposed beams, triple exposure and fireplace make the place unique and exceptional.

All the ingredients of the much-loved recipe for "love at first sight" are here.

A bedroom with its own bathroom and a separate toilet complete the level.

The top floor houses on the one hand the 28m<sup>2</sup> master suite with a bathroom with bathtub and a dressing room.

And on the other hand, the 14m<sup>2</sup> terrace which overlooks the building.

So close to Paris and the Bois de Vincennes and thanks to its still affordable prices, Maroc is a district of Champigny sur Marne on which to bet.

On Sundays, joggers, walkers, cyclists and rollerblading enthusiasts reclaim the quays which become pedestrianized, thus offering great activities to its residents.

This property is subject to the co-ownership regime.

Morocco District

Shops: Nearby

Ref 8283

ENERGY CLASS: F/ CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, based on 2015 energy prices: EUR1,955.

Vanessa Goracy EI - RSAC: -Créteil

Condominiums of 3 units (No proceedings in progress).

Annual expenses : 300 euros.

## Summary

Property type:	Apartment
Bedrooms:	4
Price	€735,000

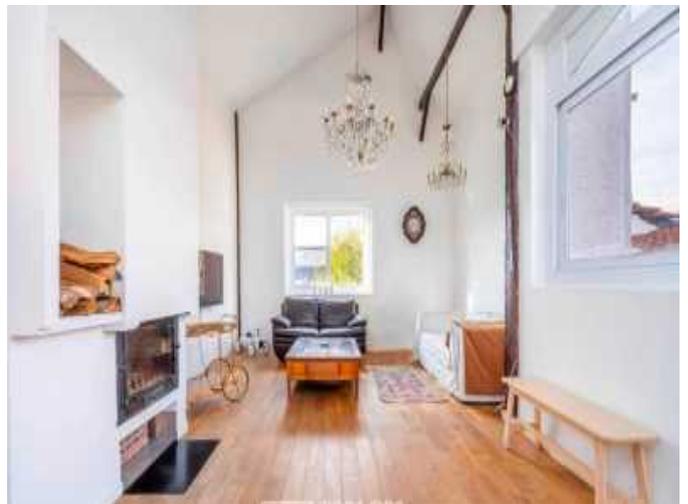
## Key Information

Internal Area:	191 sqm
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## Location: Paris Ile-de-France



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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