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Architect's duplex on the top floor at the gates of Paris

Ivry Sur Seine , Val-de-Marne , Paris Ile-de-France



€549,000

inc. of agency fees

3 Beds 2 Baths 127 sqm

Nestled on the fourth and top floor of an old building, in the immediate vicinity of shops and transport, this 127.50 sqm (86.70 sqm Carrez) dual-aspect apartment has been completely redesigned by an...

At a Glance

Reference	MFH-PARIS8485	Near to	Ivry Sur Seine	Price	€549,000
Bed	3	Bath	2	Hab.Space	127 sqm
		Pool	No	Land Tax	N/A

Property Description

Nestled on the fourth and top floor of an old building, in the immediate vicinity of shops and transport, this 127.50 sqm (86.70 sqm Carrez) dual-aspect apartment has been completely redesigned by an architect and offers a unique living experience, an unobstructed view and a peaceful setting at the gates of Paris.

The volumes have been optimized to combine modernity and family comfort. The property opens onto an entrance serving a double living room of 31 sqm, flooded with light thanks to its south-east exposure.

The semi-independent kitchen, separated by an elegant sliding glass door and fully equipped, enriches this convivial space. A first bedroom of 9.74m² Carrez (11.40m² on the ground) as well as a shower room and separate toilet complete this level. Upstairs, a landing with generous custom-made storage, leads to a second room with built-in storage of 7.89m² Carrez (16.70m² on the floor) which can be used as an extra bed as well as the master suite of 14.95m² Carrez (31.40m² on the floor), which benefits from a superb open bathroom and numerous storage spaces.

A timeless place, bright and conducive to relaxation. A separate toilet completes the set of services. Functional, bright and with no work to be planned, this apartment will appeal to lovers of decoration and elegant services.

A storage space on the landing of the common areas is also included in the sale. This charming duplex is located in the "Pierre et Marie Curie" district of Ivry sur Seine, just 800 meters from Paris. This district offers a pleasant and dynamic living environment. The town benefits from a diversity of shops, ranging from artisanal bakeries to cafes, supermarkets, wine merchants and quality local markets.

Public transport is also very accessible and for good reason, the Pierre et Marie Curie metro station (Line 7) is only a 5-minute walk from the property.

Over the years, Ivry sur Seine has become a favorite town for city dwellers wishing to combine tranquility and proximity to the capital. The town also offers many green spaces and sports facilities, contributing to a healthy lifestyle, including the renowned Cormailles departmental park.

The cultural life is rich, with regular events, theaters and art galleries.

In short, Ivry-sur-Seine offers an appreciable quality of life, ideal for families and young professionals.

Metro Line 7 Pierre et Marie Curie: 5 minutes walk Shops and schools: 5 minutes walk

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,320 and EUR1,820.

Property subject to co-ownership status.

- - EI - RSAC: Créteil

Condominiums of 16 units (No proceedings in progress).

Annual expenses : 2156 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€549,000

Key Information

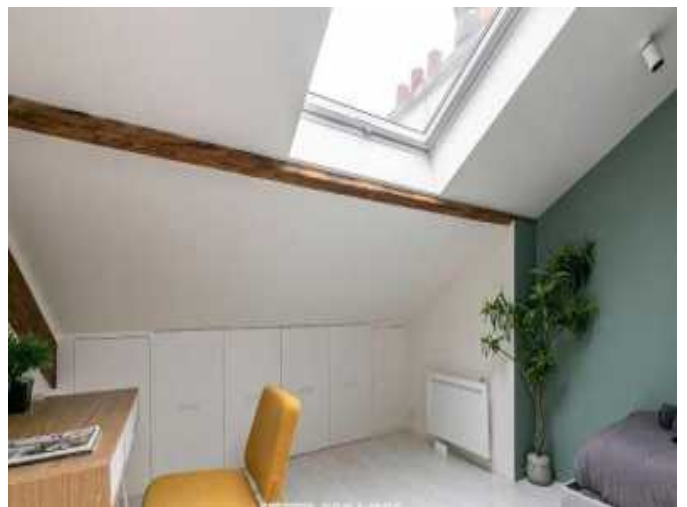
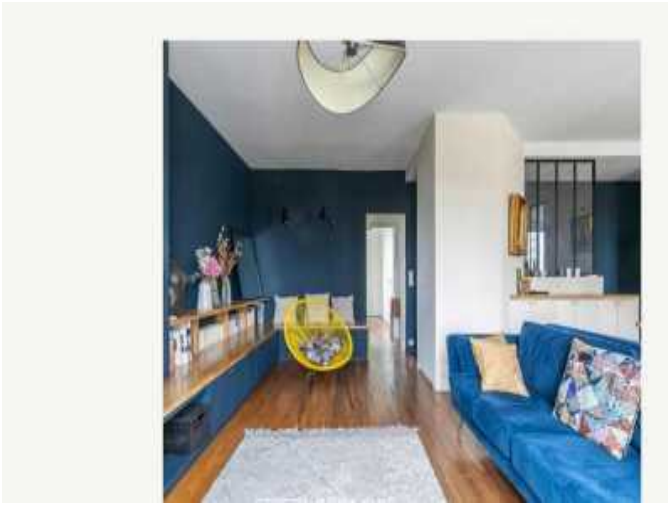
Internal Area:	127 sqm
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Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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