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## Panoramic and crossing duplex loft at the gates of Paris

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



# €749,000

inc. of agency fees

3 Beds    1 Baths    144.16 sqm

Nestled on the 2nd and penultimate floor of a former industrial building and accessible by elevator, this 144m<sup>2</sup> Carrez loft (194m<sup>2</sup> floor space) enjoys a superb panoramic view and plenty of light. Accessible...

### At a Glance

<b>Reference</b>	MFH-PARIS6882	<b>Near to</b>	Ivry Sur Seine	<b>Price</b>	€749,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	144.16 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled on the 2nd and penultimate floor of a former industrial building and accessible by elevator, this 144m<sup>2</sup> Carrez loft (194m<sup>2</sup> floor space) enjoys a superb panoramic view and plenty of light.

Accessible from a metal passageway echoing the city's industrial heritage, it is structured around a majestic

89m<sup>2</sup> living room from which all access points radiate, promoting fluid and intuitive circulation.

From the entrance, a semi-open corridor leads to the main floor, which is completely open-plan and has a fitted and equipped kitchen. The ceiling height here is around 4 meters. A spectacular feeling of space emerges from this place.

The original polished concrete on the ground is a poignant testimony to its industrial history. It has been preserved identically, paying homage to the loft spirit of the whole.

From the main room, an access door leads to a large hallway of approximately 6m<sup>2</sup> with old herringbone workshop parquet flooring. This space which serves a separate toilet, a bathroom with shower and bathtub as well as a large 16m<sup>2</sup> bedroom currently houses a laundry room.

The master bedroom is accessible from this hallway and also from the main living room offering fluid and pleasant circulation.

From the main living room, two staircases lead to the large mezzanine offering 4 distinct spaces. 3 rooms semi-open to the living room located below are currently dedicated to children and offer 2 independent sleeping areas as well as a space dedicated to play.

A final space currently used for storage could easily be converted into an office.

The breathtaking view from the main living room is superb. The famous Duo towers of the 13th arrondissement of Paris designed by architect Jean Nouvel are revealed, sparkling. they reverberate a silvery light in the place throughout the day.

A table and a few chairs have been installed at the end of the passageway serving this timeless loft and offer a glimpse of sunny lunches as soon as the nice weather arrives.

A double secure parking space within the co-ownership completes all the services and offers additional storage capacity.

A friendly atmosphere and a certain symbiosis emerges in this real estate complex welcoming families, artists and artisans.

Ivry sur Seine no longer needs to be presented. Once the famous spearhead of what was called the little red belt, this town today has enviable infrastructure and amenities on the outskirts of Paris.

Anchored in the heart of the city and close to shops, transport and Paris, this generously sized living space has undeniable assets and will appeal to a family looking for space and light.

Although subject to the status of co-ownership.

Pierre and Marie Curie Metro (Line 7) : 7 minutes on foot

RER C Ivry sur Seine : 12 minutes on foot

Shops : 5 minutes walk

Schools : 5 minutes walk

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021 : between euros1,620 and euros2,240.

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RSAC : Créteil

Condominiums of 53 units (No proceedings in progress).

Annual expenses : 1811 euros.

### Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€749,000

### Key Information

Internal Area:	144.16 sqm
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### Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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