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## Architecture studio to reinvent

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



**€699,000**  
inc. of agency fees

3 Beds                      131.83 sqm

It is in Ivry sur Seine and on the 1st floor of a charming condominium, accessible by elevator or from a passageway on the first and last floor that this duplex loft is located, totaling 131m2 Carrez...

### At a Glance

**Reference** MFH-PARIS7043

**Near to** Ivry Sur Seine

**Price** €699,000

**Bed** 3

**Pool** No

**Hab.Space** 131.83 sqm

**Land Tax** N/A

### Property Description

It is in Ivry sur Seine and on the 1st floor of a charming condominium, accessible by elevator or from a passageway on the first and last floor that this duplex loft is located, totaling 131m2 Carrez (135.85m2 on the ground).

This unique and bright place was shaped by its owner in order to accommodate an architectural agency still currently in business.

The entrance opens onto a vast main room, crossing and entirely open, of 89m<sup>2</sup> whose bay windows offer a breathtaking view of the garden of the condominium.

This rational space with significant reception potential has a functional wood stove and a superb ceiling height.

A staircase connecting to the upper level is accessible at the end of this room and leads to a hallway distributing a kitchen, a toilet and a meeting room.

The original masterful metal beams pay homage to this place with a strong industrial past. Insulation has been carried out, offering a comfort of life rare in this type of habitat.

An outdoor parking space located within the condominium as well as a reserve complete the ensemble.

Ivry Sur Seine is traditionally renowned for its rich industrial heritage and for its large-scale rehabilitation projects.

It is just a stone's throw from the Seine, in the rapidly changing Ivry Port district that this former button factory stands with walls full of history and stories.

The communal garden of this condominium is a place for meeting, exchanging, and sharing.

It creates the conditions for a life focused on nature within a close-knit community where mutual aid and kindness reign.

RER Ivry sur Seine : 5 min on foot

Metro Mairie d'Ivry : 12 min on foot

Food shops : 2 min on foot

ENERGY CLASS: D / CLIMATE CLASS B : Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between euros2,380 and euros3,260 (subscription included).

- - EI -

RSAC : Créteil

Condominiums of 69 units (No proceedings in progress).

Annual expenses : 2170 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Price	€699,000

## Key Information

Internal Area:	131.83 sqm
Property Features:	
• Balcony: 1	
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery











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**C. BAUER – Sunday Times**

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