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Industrial duplex with terrace in a former car garage

Cachan , Val-de-Marne , Paris Ile-de-France



€699,000

inc. of agency fees

3 Beds 1 Baths 141 sqm

It is in the heart of the historic center of Cachan, just a few minutes from transport and shops and within a small charming condominium that this loft with 141m2 Carrez law and private terrace of 24m2...

At a Glance

Reference	MFH-PARIS4964-1	Near to	Cachan	Price	€699,000
Bed	3	Bath	1	Hab.Space	141 sqm
		Pool	No	Land Tax	N/A

Property Description

It is in the heart of the historic center of Cachan, just a few minutes from transport and shops and within a small charming condominium that this loft with 141m2 Carrez law and private terrace of 24m2 is located.

A small town located in the Val de Marne department and in the immediate vicinity of the Parisian capital,

Cachan has quality infrastructure and a peaceful and lively living environment.

Covered markets, schools and transport offer the conditions for a comfortable life for any family looking for peace and quiet.

Built set back from the street and sheltered by a secure gate, this loft consists of a ground floor and a first floor and is decorated with a terrace without vis-à-vis.

The entrance serves a large living room of 24m² with a cathedral ceiling of 6.80m and a dining room totaling 31m² open to a fitted and equipped kitchen.

A pantry also serving as a laundry room adjoining the kitchen offers multiple storage possibilities while a dressing room and a toilet enhance this first level.

A wood stove located in the main living room will warm the harshest winters while offering a sought-after visual signature. The upper floor, accessible from the dining room by a staircase made of wood and steel with a resolutely modern character, houses 2 children's bedrooms, one with a shower, a bathroom with toilet, a master bedroom and an office open to the main living room visible below.

The monumental bay window of the main living room faces the private terrace and sets the tone. This loft with majestic volumes is bathed in magnificent light throughout the day.

The high-quality services combined with the selected materials sign this property with its extraordinary dimensions with a welcome industrial touch paying homage to what was once a car garage.

Located 2 steps from the future Arcueil Cachan metro station (Line 15), in the immediate vicinity of the Vélib stations, this rare family property in the area will appeal to lovers of unique architectural objects.

A parking space within this condominium completes the ensemble. RER Arcueil/Cachan: 1200 meters Food shops: 450 meters Covered market: 1200 meters Vélib station: 400 meters Future Arcueil/Cachan metro station (Line 15): 1100 meters

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1310 and EUR1800. Information on the risks to which this property is exposed is available on the GéoRisques website for the areas concerned.

- - EI - RSAC: Créteil

Condominiums of 38 units (No proceedings in progress).

Annual expenses : 1917 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€699,000

Key Information

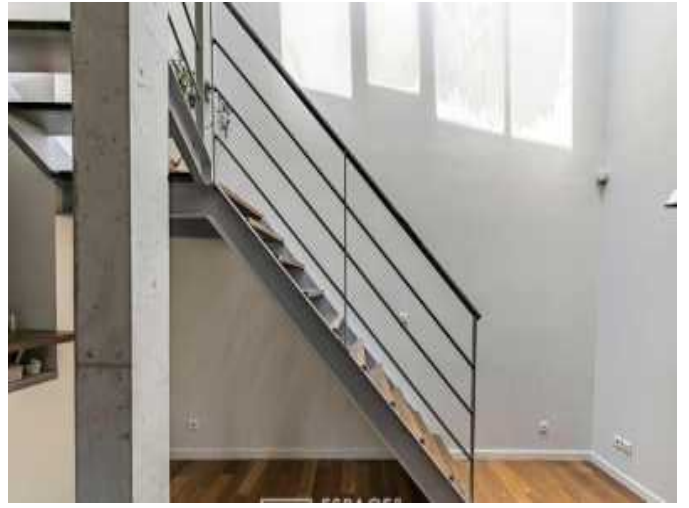
Internal Area:	141 sqm
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Location: Paris Ile-de-France



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