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Co-owned house in a green setting

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



€849,000

inc. of agency fees

3 Beds

180 sqm

It is in Ivry sur Seine, in a charming condominium, that this house is located, spread over 4 levels totaling 118m2 Carrez (196m2 on the ground). This...

At a Glance

Reference MFH-PARIS7744

Near to Ivry Sur Seine

Price €849,000

Bed 3

Pool No

Hab.Space 180 sqm

Land Tax N/A

Property Description

It is in Ivry sur Seine, in a charming condominium, that this house is located, spread over 4 levels totaling 118m2 Carrez (196m2 on the ground).

This charming building was once the living and working space of the director of this former button factory.

The entrance opens from the courtyard onto a large main living room of 30.78m2 with an open fitted and

equipped kitchen.

The solid and warm parquet flooring of this space is in perfect harmony with the historic charm of the place.

A door provides access from the living room to a dining room of 23.47m² with a bar promising great evenings with family or friends.

This space on the street was created in what was once an old shop. A connecting staircase accessible from the main living room provides access to the upper levels as well as to the fully finished basement of 40.16m² sequenced into three distinct areas.

Complete with days of suffering and a VMC, this space currently used for video editing is ideally arranged to accommodate a gym, a cinema lounge and a storage space.

The first floor of this house is composed of a landing serving two bedrooms of 10.65m² and 11.49m², a shower room with toilet and an open space of 24m² allowing access to the top floor under the roof - an idyllic place for teleworking with a double window and a plunging view of the gardens of the condominium.

The last level under the roof of 13.84m² Carrez (50.81m² on the ground) is the highlight of this building.

It has beautiful natural light thanks to its Velux windows and offers the conditions of a generously sized master suite.

An outdoor parking space located within the condominium as well as a large reserve complete the set of services.

Ivry Sur Seine is traditionally renowned for its rich industrial heritage and 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 Boutonnerie stands, with walls full of history and stories.

The communal garden of this condominium is a place for meetings, exchanges and sharing. It offers the possibility of a life focused on nature within a close-knit community where mutual aid and kindness reign.

RER Ivry sur Seine : 5 min walk

Metro Mairie d'Ivry : 12 min walk

Food shops : 2 min walk

Property subject to the status of the condominium.

ENERGY CLASS : E / CLIMATE CLASS : B

Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR2,330 and EUR3,210 (subscription included).

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EI - RSAC : Créteil

Condominiums of 69 units (No proceedings in progress).

Annual expenses : 2136 euros.

Summary

| | |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms: | 3 |
| Price | €849,000 |

Key Information

| | |
|----------------|---------|
| Year Built: | 1900 |
| Internal Area: | 180 sqm |
| Has a Garden | Yes |

Location: Paris Ile-de-France



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