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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 118m<sup>2</sup> Carrez (196m<sup>2</sup> on the ground). This charming building was once the living and working...

### 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 118m<sup>2</sup> Carrez (196m<sup>2</sup> 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 30.78m<sup>2</sup> 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 23.47m<sup>2</sup> 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 40.16m<sup>2</sup> 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 10.65m<sup>2</sup> and 11.49m<sup>2</sup>, a shower room with toilet and an open space of 24m<sup>2</sup> 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 13.84m<sup>2</sup> Carrez (50.81m<sup>2</sup> 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



## Gallery











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**C. BAUER – Sunday Times**

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