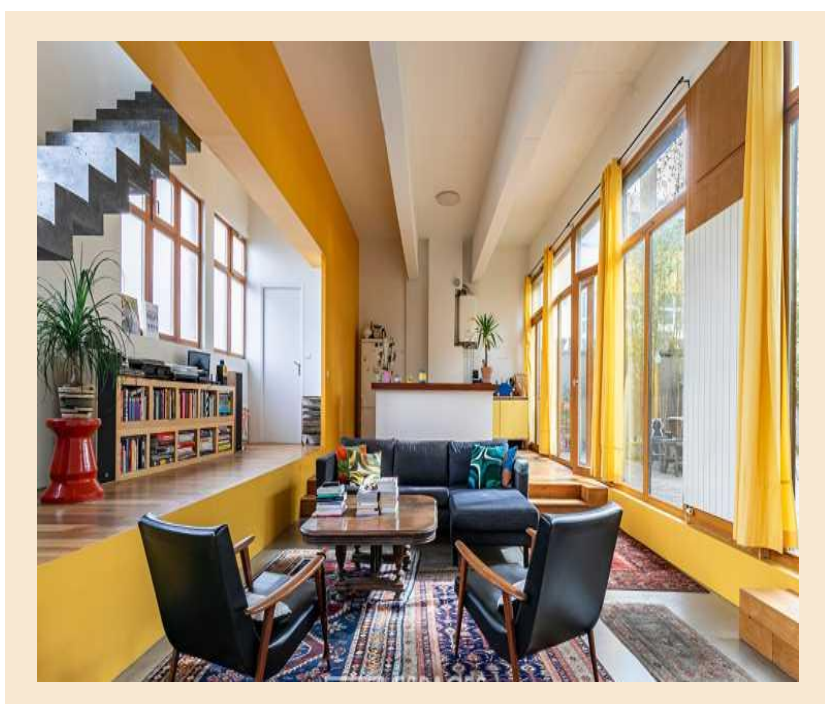


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Duplex loft with terrace in a former grain factory

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



€695,000

inc. of agency fees

3 Beds 2 Baths 115 sqm

Located on the edge of the Ivry port district and close to shops and transport, this 115m² Carrez duplex loft (118m² floor space) with terrace is located on the top floor of a former grain warehouse....

At a Glance

Reference	MFH-PARIS5482	Near to	Ivry Sur Seine	Price	€695,000
Bed	3	Bath	2	Hab.Space	115 sqm
		Pool	No	Land Tax	N/A

Property Description

Located on the edge of the Ivry port district and close to shops and transport, this 115m² Carrez duplex loft (118m² floor space) with terrace is located on the top floor of a former grain warehouse.

The result of a complete renovation in 2001 by the architects Lamberty et Gounon-Ascain, this unique co-

ownership with its colorful facades is exclusively made up of lofts and commands admiration.

Nestled behind the street and out of sight, this bright double duplex benefits from an East/West exposure guaranteeing remarkable sunshine at any time of the day.

Accessible from the large patio with trees and common to the three lofts located on this floor, the entrance leads to an impressive 55m² living room with an open kitchen.

An independent toilet directly accessible from this space completes this level.

The original polished concrete of this plateau has been preserved and blends wonderfully with the post-industrial spirit of the building.

The ceiling height is around 4 meters on each floor while the full-height bay windows offer a feeling of increased space and a perspective view entirely turned towards the outside.

The majestic staircase connecting to the first floor was custom-designed in anthracite cast concrete and gives the place a subtle brutalist touch.

On the upper floor, a landing serves an open space of 14m² which can serve as an extra bedroom, a child's bedroom of approximately 12m² as well as a master suite of 22m² with a bathroom area and a small dressing room.

The free-standing bathtub sits on a wooden platform delimiting this suite from the bathroom area while a vanity unit is located out of sight, hidden behind a half dividing partition.

An independent bathroom with toilet also completes this level.

Directly accessible from the main living room, the common outdoor space has been designed to guarantee shared enjoyment of the premises while promoting everyone's privacy.

Property subject to SCI status of attribution.

Metro Pierre and Marie Curie (Line 7) : 12 minutes on foot

RER C Ivry sur Seine : 5 minutes on foot

Shops : 5 minutes on foot

Schools : 5 minutes on foot

ENERGY CLASS : E / CLIMATE CLASS : E.

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,880 and EUR2,580.

-

RSAC : Créteil

Condominiums of 20 units (No proceedings in progress).

Annual expenses : 1550 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€695,000

Key Information

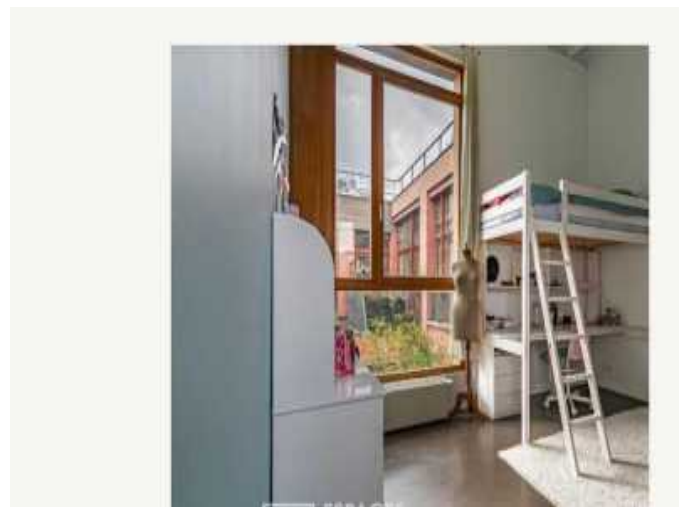
Internal Area:	115 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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