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## Loft in a 1940s house

Le Perreux Sur Marne , Val-de-Marne , Paris Ile-de-France



**€1,170,000**

inc. of agency fees

2 Beds   2 Baths   160 sqm   0.04 ha

Ideally located in Perreux sur Marne, between the city center and the RER E station of Nogent-Le Perreux, this house from the 40s has been completely...

### At a Glance

<b>Reference</b>	MFH-PARIS7832-1	<b>Near to</b>	Le Perreux Sur Marne	<b>Price</b>	€1,170,000
<b>Bed</b>	2	<b>Bath</b>	2	<b>Hab.Space</b>	160 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located in Perreux sur Marne, between the city center and the RER E station of Nogent-Le Perreux, this house from the 40s has been completely reinterpreted to give birth to a 131.90 sqm loft where contemporary and vintage are harmoniously combined.

On the raised ground floor, a magnificent 70sqm plateau offers up to 5m of ceiling height, benefiting from

constant brightness thanks to its large bay window and skylights.

The combination of wood, metal and concrete combine perfectly to offer an inimitable architectural style. The equipped kitchen opens onto the living room arranged in open space where the living room and the dining room are harmoniously organized.

This reception area benefits from a breathtaking view of the terrace and the west-facing garden.

From this plateau, a remarkable custom-designed wooden staircase leads upstairs, giving access to a large bedroom whose old-world charm is preserved by its beams and slightly sloping ceiling.

In addition, a spacious shower room with WC, decorated with red and white ceramic tiles, gives it a resolutely retro style.

On the mezzanine, a second bright bedroom of 19sqm is revealed, whose large openings offer a bucolic view of a pretty flower bed and the terrace.

A custom-designed, rounded bathroom with WC completes this level. In the garden, a second 70sqm house in its raw state with sliding aluminum glass roofs and a zinc roof offers infinite potential: to accommodate the family, practice your liberal activity or set up an artist's studio.

On the garden level, a workshop and a garage enhance this property. Quality insulation and double glazing ensure excellent energy performance, rated C, thus guaranteeing thermal comfort throughout the year and energy savings.

This atypical loft with its architectural style and bucolic setting offers a modern and friendly living space.  
RER E Nogent le Perreux 5 minutes walk Shops 500m away

**ENERGY CLASS: C / CLIMATE CLASS: C**

Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021 between EUR1,280 and EUR1,790 (subscriptions included).

### Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€1,170,000

### Key Information

Year Built:	1940
Internal Area:	160 sqm
Land Area:	0.04 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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