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## Old carpentry workshop converted into a loft

Maisons Alfort , Val-de-Marne , Paris Ile-de-France



# €699,000

inc. of agency fees

3 Beds      1 Baths      264 sqm

In the heart of the lively and sought-after Charentonneau district in Maisons-Alfort, this unique loft, a former carpentry workshop, has been transformed to offer an exceptional living environment of...

### At a Glance

<b>Reference</b>	MFH-PARIS7823	<b>Near to</b>	Maisons Alfort	<b>Price</b>	€699,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	264 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of the lively and sought-after Charentonneau district in Maisons-Alfort, this unique loft, a former carpentry workshop, has been transformed to offer an exceptional living environment of 264 sqm Carrez.

A perfect combination of generous volumes, abundant natural light and authentic character. Upon entering, a spectacular 62 sqm reception room is revealed, with a cathedral ceiling height.

The zenithal openings diffuse abundant natural light, while the exposed beams and the fireplace add a warm and timeless touch. Adjacent to the reception, an independent office offers an ideal setting for teleworking, guaranteeing calm and concentration. A functional vestibule, including laundry room, boiler room and separate toilets, completes this living space.

The fitted kitchen and the glass dining room form a harmonious transition to a vast 60 sqm living room, offering a modular space according to your desires: library, games room or reception room.

On this same level, a first bedroom with its adjoining shower room ensures comfort and privacy. Upstairs, a magnificent staircase leads to the master suite, a child's bedroom, and two bathrooms.

An attic space offers additional storage possibilities, while an elegant footbridge overlooking the reception room adds a contemporary touch to the whole. The location of this loft is ideal, close to public transport (line 8, Stade station just a 3-minute walk away), shops and amenities, thus guaranteeing optimal living comfort.

This property offers a living environment that is spacious, modern and warm. Property subject to the status of co-ownership.

ENERGY CLASS : E / CLIMATE CLASS : E Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices : between EUR3,810 and EUR5,190.

- - EI - RSAC : Créteil

Condominiums of 10 units (No proceedings in progress).

Annual expenses : 1632 euros.

## Summary

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

## Key Information

Year Built:	1928
Internal Area:	264 sqm
Property Features:	
• Orientation:	sud

## Location: Paris Ile-de-France



## Gallery







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**C. BAUER – Sunday Times**

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