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## Former rehabilitated printing works with terrace and flat roof

Champigny Sur Marne , Val-de-Marne , Paris Ile-de-France



# €670,000

inc. of agency fees

3 Beds   1 Baths   242 sqm   0.03 ha

It is in a street adjacent to the city center, near shops, schools and the RER A of Champigny that this former printing works has been rehabilitated into a 242 m2 residence. The generous volumes, the...

### At a Glance

**Reference** MFH-PARIS6133  
**Bed** 3  
**Land** 0.03 ha

**Near to** Champigny Sur Marne  
**Bath** 1  
**Pool** No

**Price** €670,000  
**Hab.Space** 242 sqm  
**Land Tax** N/A

### Property Description

It is in a street adjacent to the city center, near shops, schools and the RER A of Champigny that this former printing works has been rehabilitated into a 242 m2 residence.

The generous volumes, the ceiling height and the clarity are the preserved vestiges of its industrial past.

The intimate entrance opens onto a vestibule the size of which is ideal for families.

It leads to the through living room of 89m<sup>2</sup> whose stunning effect is guaranteed.

Here, the volume is rhythmic and optimized.

The visible IPNs as well as the ceilings which remain raw recall the origin of the premises. This vast open space brings together with harmony and warmth all the expected functions and much more.

The equipped kitchen is a dining room, the dining room is welcoming, the first living room is cozy and the second, brighter, perhaps adapted to future desires and needs.

Direct access to the exterior is perfect for enjoying the terrace and creates a much appreciated "in and out" impression.

A bathroom with WC and hand basin as well as a laundry room complete the level.

Upstairs, the landing leads to a sleeping area made up of three bedrooms each with a dressing room, a bathroom and a separate toilet.

Another part accommodates a large modular space of 55m<sup>2</sup> converted into a workshop. The possibilities here are numerous.

The constant light and soothing calm are conducive to creativity as well as concentration.

Located at the front, the terrace and its garden accommodate a dining area as well as a relaxation area perfect for balmy summer evenings.

A garage and a workbench complete the exterior services.

A cosmopolitan town in full renewal, Champigny seduces with its still affordable prices and its future potential.

Champigny RER A station 1.4km

City center district

Ref: 6133 ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021 : between EUR2250 and EUR3090.

Vanessa Goracy EI - RSAC sales agent: -Créteil

Condominiums of 2 units (No proceedings in progress).

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€670,000

## Key Information

Internal Area:	242 sqm
Land Area:	0.03 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery









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**C. BAUER – Sunday Times**

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