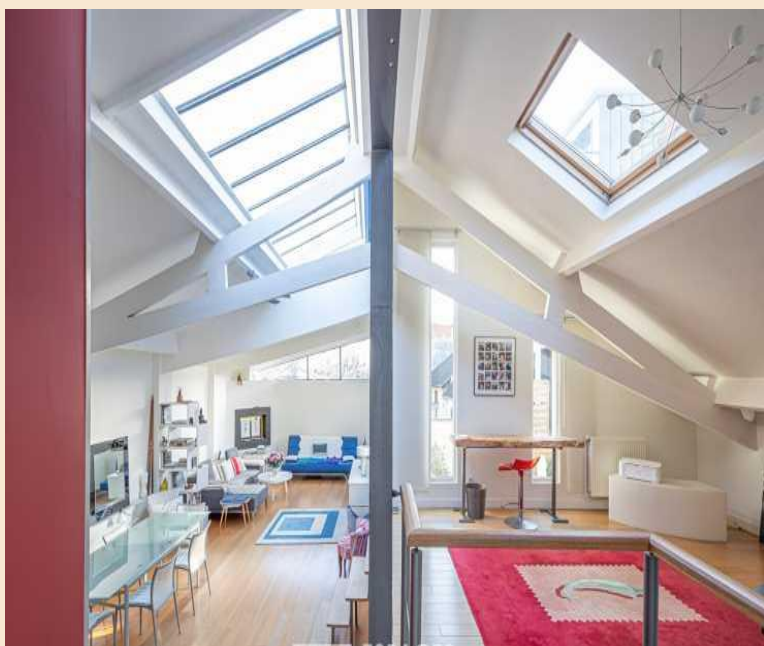


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## Family loft with cathedral roof

Fontenay Sous Bois , Val-de-Marne , Paris Ile-de-France



**€750,000**

inc. of agency fees

3 Beds      2 Baths      165 sqm

In the setting of Fontenay-sous-Bois, this loft with generous volumes has a total surface area of 165 sqm (150 sqm Carrez law), revealing three half-levels and accessible from a private driveway. The...

### At a Glance

<b>Reference</b>	MFH-PARIS4904EP	<b>Near to</b>	Fontenay Sous Bois	<b>Price</b>	€750,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	165 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the setting of Fontenay-sous-Bois, this loft with generous volumes has a total surface area of 165 sqm (150 sqm Carrez law), revealing three half-levels and accessible from a private driveway.

The entrance is via a corridor leading to a bedroom which opens onto the terrace, equipped with a dressing room. A bathroom with shower and bathtub as well as a separate toilet complete this first level.

A staircase leads to a living room illuminated by multiple openings and an overhead glass roof. Like a visual poem, this space is set up as an open space, weaving several distinct universes: a cozy living room, a dining area as well as a kitchen shaping this place and benefiting from a southern exposure throughout the day. A scullery-laundry room completes this second level.

At the heart of this living room, a flight of steps leads to the last level composed of a platform evoking a spare bedroom or an office overlooking the interior life, thus connecting the other nocturnal corner of the loft. Two bedrooms, one with its own bathroom, are discovered, accompanied by a separate toilet.

A garage, witness to the co-ownership regime, completes this property.

The private terrace facing south, the different spaces as well as the volumes give this loft a uniqueness on the outskirts of Paris.

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 EUR1,510 and EUR2,100.

Information on the risks to which this property is exposed are available on the Georisks website for the areas concerned.

Bois de Vincennes: 25 min walk

RER A - Fontenay-sous-Bois: 20 min walk

Bus: 1 min walk

- EI - RSAC: RSAC Créteil

Condominiums of 2 units (No proceedings in progress).

### Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€750,000

### Key Information

Internal Area:	165 sqm
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### Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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