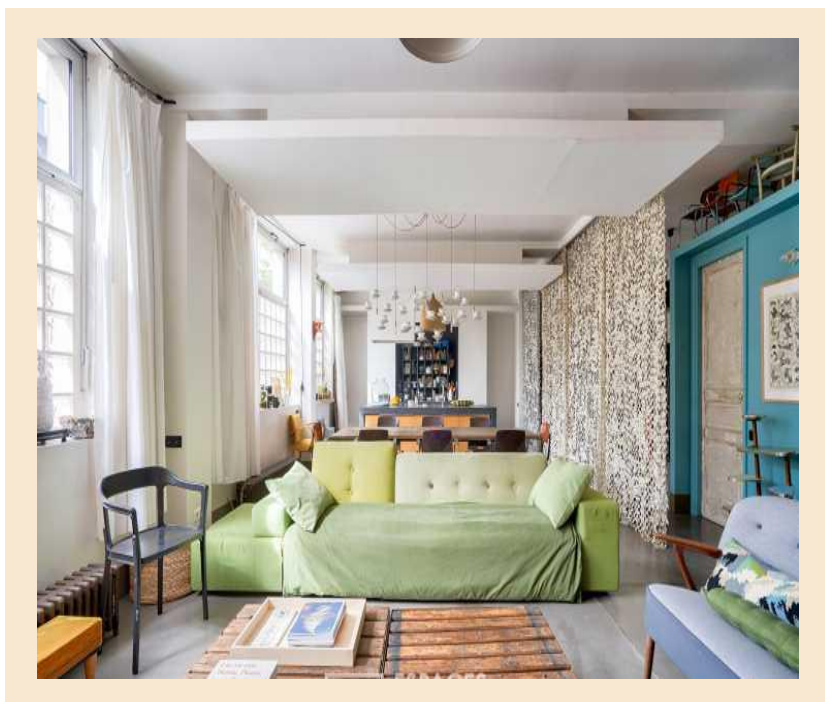


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Artist's loft on the ground floor

Choisy Le Roi , Val-de-Marne , Paris Ile-de-France



€518,000

inc. of agency fees

3 Beds 1 Baths 150 sqm

Nestled in a popular area in the Center South, this artist's loft guarantees easy access to transport, shops and all amenities offering a practical and family living environment. Located on the ground...

At a Glance

Reference	MFH-PARIS5577	Near to	Choisy Le Roi	Price	€518,000
Bed	3	Bath	1	Hab.Space	150 sqm
		Pool	No	Land Tax	N/A

Property Description

Nestled in a popular area in the Center South, this artist's loft guarantees easy access to transport, shops and all amenities offering a practical and family living environment.

Located on the ground floor and with a total surface area of approximately 150sqm, this loft from the 1920s has been completely redesigned and modernized in a contemporary spirit.

Thanks to large bay windows, natural light floods the interior spaces, creating a soothing and welcoming atmosphere. The ideal South-West exposure allows these living spaces to be bathed in light all year round. In addition, the ceiling height of 3.15m provides a feeling of increased space.

An entrance comprises an office space and gives access to a first bedroom and its private bathroom. The hallway reveals a large, fully open living space and makes way for a high-end fitted and equipped kitchen.

A second bedroom is located in the extension with plenty of storage space as well as a bathroom and a separate toilet.

A fitted cellar completes this property with an additional laundry area and the possibility of a third bedroom.

This loft on the ground floor within a human-sized condominium allows you to enjoy a quiet outdoor space for convivial moments with family or friends.

Part of a co-ownership of 25 residential lots, annual charges EUR1,800

RER C station 11 min walk (Paris in 10 min)

Tram T9 10 min walk (Paris in 20 min)

Future Metro 14 Porte station from Thiais 25 minutes via TVM

Shops: 5 minutes on foot

ENERGY CLASS: C / CLIMATE CLASS: C.

Estimated average amount of annual energy expenditure for standard use, established from energy prices in the year 2021: between EUR1,450 and EUR2,010

SAINTE-HELENE EI - RSAC: Evry

Condominiums of 25 units (No proceedings in progress).

Annual expenses : 1800 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€518,000

Key Information

Year Built:	1920
Internal Area:	150 sqm

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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