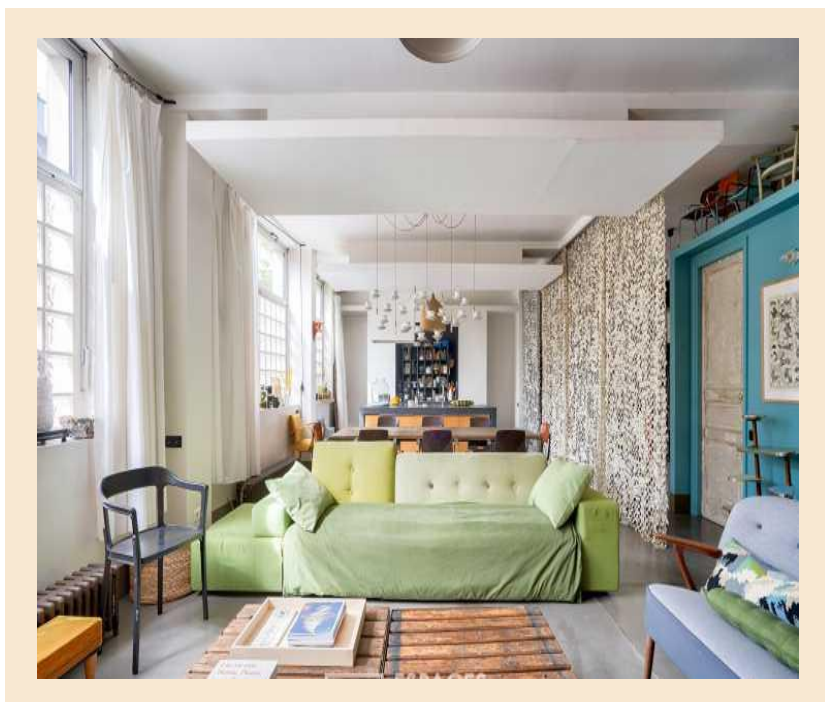


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## Artist's loft on the ground floor

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



# €549,000

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

<b>Reference</b>	MFH-PARIS5577	<b>Near to</b>	Choisy Le Roi	<b>Price</b>	€549,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	150 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	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	€549,000

### Key Information

Year Built:	1920
Internal Area:	150 sqm

### Location: Paris Ile-de-France



# Gallery







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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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