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## Industrial workshop converted into a family Loft

Le Perreux sur Marne , Val-de-Marne , Paris Ile-de-France



# €1,800,000

inc. of agency fees

4 Beds 2 Baths 388.25 sqm 0.06 ha

In the immediate vicinity of the Bords de Marne, this exceptional place with an Eiffel-type structure draws its history from the Universal Exhibition of 1900. This real loft is in full ownership and has...

### At a Glance

**Reference** MFH-PARIS5556  
**Bed** 4  
**Land** 0.06 ha

**Near to** Le Perreux sur Marne  
**Bath** 2  
**Pool** No

**Price** €1,800,000  
**Hab.Space** 388.25 sqm  
**Land Tax** N/A

### Property Description

In the immediate vicinity of the Bords de Marne, this exceptional place with an Eiffel-type structure draws its history from the Universal Exhibition of 1900.

This real loft is in full ownership and has a total surface area of 407 sqm spread over two levels. . The ground

floor consists of a hall giving access to a monumental living room of 135 sqm, opening onto a bamboo grove.

Laid out in open space, this room benefits from an audio installation with a DJ booth.

It distributes, on one side, a 35 sqm equipped kitchen opening onto a terrace and on the other a shower room with toilet and sauna.

The first floor offers a large open space, distributing a gym, an office, a shower room with toilet and laundry room, a dressing room as well as three large bedrooms, one of which is designed as a central island. Glass roof and windows provide the entire volume with rare light throughout the year.

A garage and a parking space complete this property. Bords de Marne: 100 meters RER E: Nogent - Le Perreux

ENERGY CLASS: D CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021 between : 4440 euros and 6090 euros.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€1,800,000

## Key Information

Year Built:	1920
Internal Area:	388.25 sqm
Land Area:	0.06 ha
Property Features:	
• Orientation: est	
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery









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