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Architect-designed house with garden in the heart of the city

Ivry Sur Seine , Val-de-Marne , Paris Ile-de-France



€735,000

inc. of agency fees

3 Beds 2 Baths 105.85 sqm

It is at a quiet and residential address in Ivry-sur-Seine that stands this contemporary architect-designed house built in 2019 and totaling 105m2. Designed to capture every ray of light and offer a soothing...

At a Glance

Reference MFH-PARIS9102
Bed 3

Near to Ivry Sur Seine
Bath 2
Pool No

Price €735,000
Hab.Space 105.85 sqm
Land Tax N/A

Property Description

It is at a quiet and residential address in Ivry-sur-Seine that stands this contemporary architect-designed house built in 2019 and totaling 105m2.

Designed to capture every ray of light and offer a soothing living environment, the facade of this refined

creation composed of large bay windows facing South-West and rising over two floors attracts attention from the first glance.

This unique living space offers an immediate feeling of space and clarity from the entrance.

The living room totaling approximately 40m², the heart of the house, is bathed in light thanks to its imposing glass surfaces. The open kitchen, modern and friendly, invites you to share warm moments with family or friends.

The decorative details, such as the terrazzo of the worktop and the natural materials, bring a subtle and timeless elegance to this ensemble. The staircase, decorated with ropes as a guardrail, is an original architectural element, reinforcing the contemporary atmosphere of the place.

A discreet bathroom decorated with artisanal zelliges houses a large Italian shower, a minimalist basin and a toilet, while a laundry room that also serves as a storeroom completes the range of services on this level.

From the living room, the furnished terrace naturally extends the interior space to the outside.

This intimate outdoor space of approximately 135m², a haven of greenery, is ideal for enjoying the beautiful days, for an outdoor lunch or a moment of relaxation.

The upper floor, dedicated to night spaces, offers a peaceful atmosphere conducive to rest. The first two adjoining rooms currently used as children's bedrooms, bright and carefully furnished, demonstrate attention to detail and a search for comfort.

These two spaces are currently open and communicating, totaling 17.14m². One of these two rooms has a bed built into a wooden structure in the shape of a house surrounded by built-in storage, evoking a playful and reassuring world, ideal for awakening the imagination.

The master bedroom is simple and elegant. The latter has privileged access to a contemporary bathroom with a freestanding bathtub and a breathtaking view of the garden below.

This construction with its assertive architectural gesture is not only distinguished by its appearance, its energy qualities and its refined services. The address also benefits from a privileged geolocation.

The district of the town hall of Ivry is lively and dynamic. It is often described as a hyper center and is only a few minutes' walk away. There are many quality shops there: a local market that comes alive several times a week, brands such as Naturalia or Picard, a wine merchant renowned for its finds, or a butcher's shop popular with lovers of good products.

Ivry-sur-Seine combines the charm of a city on a human scale with the efficiency of excellent accessibility, at the gates of Paris. The metro (Line 7) located 5 minutes walk away allows you to quickly reach the heart of

the capital.

The town also offers a wide range of services and infrastructure for families, culture lovers or sports enthusiasts. This house, at once elegant, modern and warm, is much more than just a place to live.

It embodies an art of living, in which every detail has been thought out to combine aesthetics, comfort and functionality. Property not subject to the status of co-ownership.

ENERGY CLASS : C / CLIMATE CLASS A : Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023 : between EUR1,010 and EUR1,400 (subscription included).

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RSAC : Créteil

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€735,000

Key Information

Year Built:	2019
Internal Area:	105.85 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



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