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Family penthouse and its panoramic terrace

Maisons Alfort , Val-de-Marne , Paris Ile-de-France



€899,000

inc. of agency fees

3 Beds 2 Baths 98.87 sqm

It is in this privileged district of Charentonneau that this panoramic penthouse of 98m2 Carrez and its tastefully furnished terraces of 91m2 and 17m2...

At a Glance

Reference	MFH-PARIS9052	Near to	Maisons Alfort	Price	€899,000
Bed	3	Bath	2	Hab.Space	98.87 sqm
		Pool	No	Land Tax	N/A

Property Description

It is in this privileged district of Charentonneau that this panoramic penthouse of 98m2 Carrez and its tastefully furnished terraces of 91m2 and 17m2 is located.

This apartment located on the top floor of a residence completed in 2019 benefits from individually controlled CPCU collective heating and remarkable energy qualities.

Having never been inhabited, it also has new equipment and is in perfect condition. From the entrance of the apartment, the 44m² living room is revealed and has smooth access to the superb 91m² terrace without any vis-à-vis.

This exterior of rare quality is to be considered as the natural extension of the living room and the dining room.

A place conducive to receptions, children's games and relaxation. The open kitchen, fitted and equipped in a refined qualitative style, is adjoining the living room. The quality of the fittings and household appliances encourage culinary creativity.

An omnipresent warm light invites itself at all times in this triple-exposed apartment. In the extension of the living room is a 13.52m² office semi-open to the living room and easily imaginable as a child's bedroom.

On the left of this office is the corridor leading to the sleeping areas. A 9.22m² bedroom with access to a second 17m² terrace facing due east, a shower room, and separate toilets are accessible from the service corridor.

The 15m² master suite is positioned at the end of this same corridor.

The latter has access to the terrace and a private bathroom with a generously sized toilet. Two secure parking spaces in a row and directly accessible from the residence's elevator complete the range of services.

An ecological refuge nestled on the top floor and designed around modern and high-quality materials, this family penthouse is as if suspended in the air and does not suffer from any vis-à-vis.

The Eiffel Tower is visible in the distance from the terrace and reminds us that Paris is only a stone's throw from this privileged address. Located in one of the most sought-after areas of Maisons-Alfort, the Charentonneau district offers an exceptional living environment, combining residential calm and urban dynamism.

This property benefits from an ideal location to meet the expectations of families, working people and lovers of quality of life.

The Stade metro station (line 8) is a few minutes' walk away, offering quick and direct access to Paris, particularly to Bastille, République and Opéra. The address is also renowned for its varied and high-quality commercial offering. Residents appreciate the presence of essential food shops : bakeries, butchers and greengrocers highlight fresh and local products.

The local market, a real place to live, allows you to stock up on seasonal products in a friendly atmosphere.

The nursery and primary schools, accessible on foot from the property, enjoy an excellent reputation. The

nearby middle and high schools reinforce the appeal of this area, offering reassuring and efficient educational continuity for children.

Property subject to the status of co-ownership.

ENERGY CLASS : C / CLIMATE CLASS C : Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR980 and EUR1,370 (subscription included).

- - EI -

RSAC : Créteil

Condominiums of 54 units (No proceedings in progress).

Annual expenses : 3760 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€899,000

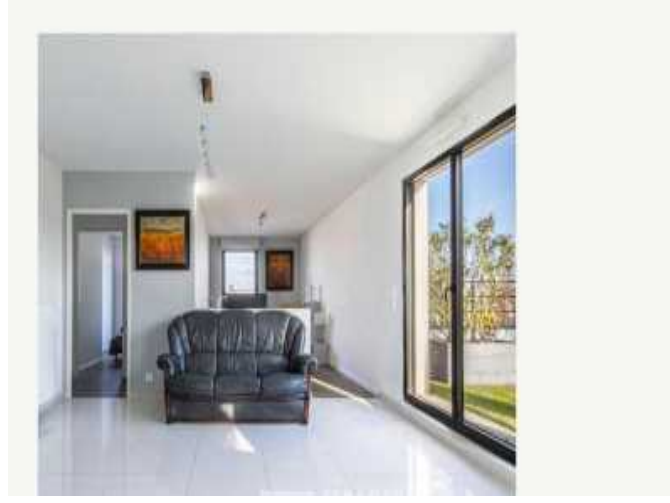
Key Information

Internal Area:	98.87 sqm
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Location: Paris Ile-de-France



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