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Hausmannian charm and contemporary elegance in the heart of Charenton-le-Pont

Charenton Le Pont , **Val-de-Marne** , **Paris Ile-de-France**



€850,000

inc. of agency fees

3 Beds 2 Baths 90 sqm

Nestled a few meters from the Bois de Vincennes, this exceptional apartment is part of the architectural heritage of Charenton-le-Pont. It is located...

At a Glance

Reference	MFH-PARIS9473	Near to	Charenton Le Pont	Price	€850,000
Bed	3	Bath	2	Hab.Space	90 sqm
		Pool	No	Land Tax	N/A

Property Description

Nestled a few meters from the Bois de Vincennes, this exceptional apartment is part of the architectural heritage of Charenton-le-Pont. It is located on the first floor of an elegant Haussmannian building, designed in 1891 by the architect Georges Guyon. Recently refurbished under the direction of the current owners and an architect, this 90 sqm (89.51 sqm Carrez Law) space subtly combines modernity and respect for the

original character.

A Renovation Between Tradition and Contemporaneity

From the entrance, the visitor is guided to the apartment through recently carefully renovated common areas. The marble and earthenware flooring gives a timeless elegance, while a majestic staircase, accompanied by an elevator, leads to the first floor. Once through the door, the apartment reveals a generous circulation typical of Haussmannian interiors.

Rather than simply preserving the Haussmannian spirit, the renovation chose to magnify it. The moldings, meticulously restored, sit alongside a functional fireplace, while the enfilade layout enhances the natural light. Formerly partitioned, the space has been boldly redesigned: a former bedroom has given way to a kitchen with a brutalist and rustic character, integrating elegantly and fluidly with the living room and the dining room. This main living area now occupies nearly two-thirds of the apartment's surface area.

A Refined and Intimate Night Space

Opposite this vast living room, a long corridor leads to the private spaces. A first bedroom, now converted into an office, offers flexibility of use. An elegant longitudinal shower room and separate toilet complete this space. The master suite, inspired by the most beautiful hotel rooms, is distinguished by its pink marble fireplace and its Italian-style bathroom, while a final bedroom, extended by a large dressing room, completes this haven of serenity. The entire sleeping area, overlooking the courtyard, guarantees absolute calm.

A Privileged Address

Ideal for a modern family looking for space and comfort, this apartment offers an exceptional living environment. Its superb Haussmannian setting, combining old-world charm and contemporary amenities, opens onto a clear view as far as the Saint-Maurice hospital. Located at the gates of Paris, it benefits from immediate proximity to shops, the lively market and the Charenton-Écoles metro station, while the Bois de Vincennes, just 50 meters away, is a true haven of nature. A cellar completes this rare property, where architectural refinement meets the practicality of a fluid and pleasant urban daily life.

Charenton Metro Schools: 4 min walk

Shops: immediate vicinity

Bois de Vincennes: 1 min walk

ENERGY CLASS: D CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023 between EUR1,810 and EUR2,510.

FAMULIAK - - Bobigny

Condominiums of 30 units (No proceedings in progress).

Annual expenses : 3360 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€850,000

Key Information

Internal Area:	90 sqm
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Location: Paris Ile-de-France



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