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## Duplex loft and top floor in the former Schneider factories

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



**€895,000**

inc. of agency fees

5 Beds      1 Baths      124.88 sqm

Ideally located in one of the most emblematic condominiums in Ivry, this loft developing 124.88m2 Carrez (152m2 on the ground) is located on the second...

### At a Glance

**Reference** MFH-PARIS8968

**Bed** 5

**Near to** Ivry Sur Seine

**Bath** 1

**Pool** No

**Price** €895,000

**Hab.Space** 124.88 sqm

**Land Tax** N/A

### Property Description

Ideally located in one of the most emblematic condominiums in Ivry, this loft developing 124.88m2 Carrez (152m2 on the ground) is located on the second and last floor of what was once a factory for manufacturing high-frequency TSF sets.

The bright horizontal bays surrounded by black mark this place with the industrial imprint of the 1950s and a timeless and popular architectural style.

Access to the loft is via an exterior metal staircase, an authentic testimony to the exceptional industrial past of this building.

From the entrance with storage, a small connecting corridor leads to a 13m<sup>2</sup> master suite with an independent dressing room of 7m<sup>2</sup>. A large bathroom with a walk-in shower and a double sink unit as well as an independent bathroom are available on this level while a first room used as a child's bedroom completes this sleeping area.

The end of the corridor leads to the masterful living room totaling 48m<sup>2</sup>. The cathedral ceiling height of more than 3.5 meters is enchanting and increases the feeling of space within this reception area. The Eiffel structures act like abstract graphic lines and give this place a resolutely industrial imprint. The tastefully fitted and equipped open kitchen has a central island of the best effect, combining sobriety and practicality in a concern for good minimalism.

A spiral staircase made of metal and wood leads to the upper level housing an open and attic relaxation area of 14.5m<sup>2</sup> on the ground overlooking the main living room. Three rooms used as children's bedrooms, also attic, measuring 10m<sup>2</sup> and 13m<sup>2</sup> on the ground, are also accessible on this floor and each have Velux windows guaranteeing excellent light.

A secure parking space in the condominium's closed garage is also included.

The enclosed gardens of the common areas have been designed with sharing and accessibility in mind.

Large landscaped green spaces are available for everyone for a chosen moment of relaxation or even special moments with family or friends.

Ping-Pong table and other barbecues are self-service and promote living together of rare quality.

These secure green spaces act as green oases in which adults and children interact in complete freedom. A haven of tranquility in the center of Ivry sur Seine and a few minutes from the capital.

Built in 1952 on the site of a former rubber retreading workshop, this factory for manufacturing TSF sets will also work on the manufacture of the first television sets from 1958.

The factory was subsequently rehabilitated into housing and a place of creation while retaining the soul and the 'Mid Century' architecture acclaimed as one of the most elegant of the 20th century.

Although subject to the status of co-ownership.

Pierre and Marie Curie Metro (Line 7) : 4 minutes on foot

Shops : 3 minutes walk

Schools : 5 minutes walk

Although subject to the status of co-ownership.

ENERGY CLASS : D / CLIMATE CLASS D : Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between euros2,290 and euros3,170 (subscription included).

- - EI - RSAC: Créteil

Condominiums of 150 units (No proceedings in progress).

Annual expenses : 1800 euros.

Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	1
Price	€895,000

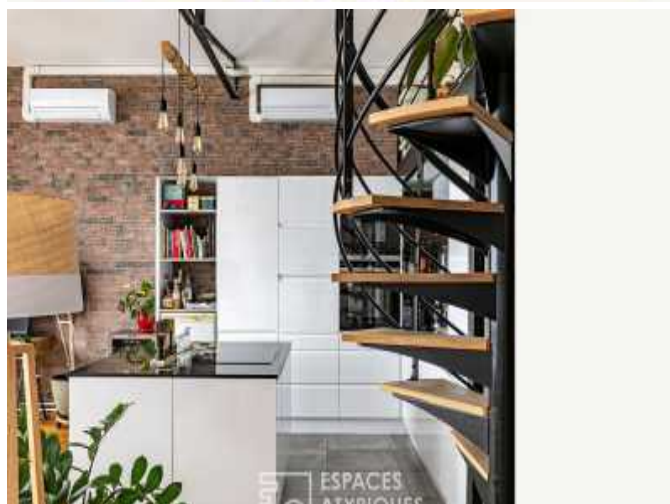
Key Information

Year Built:	1950
Internal Area:	124.88 sqm

Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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