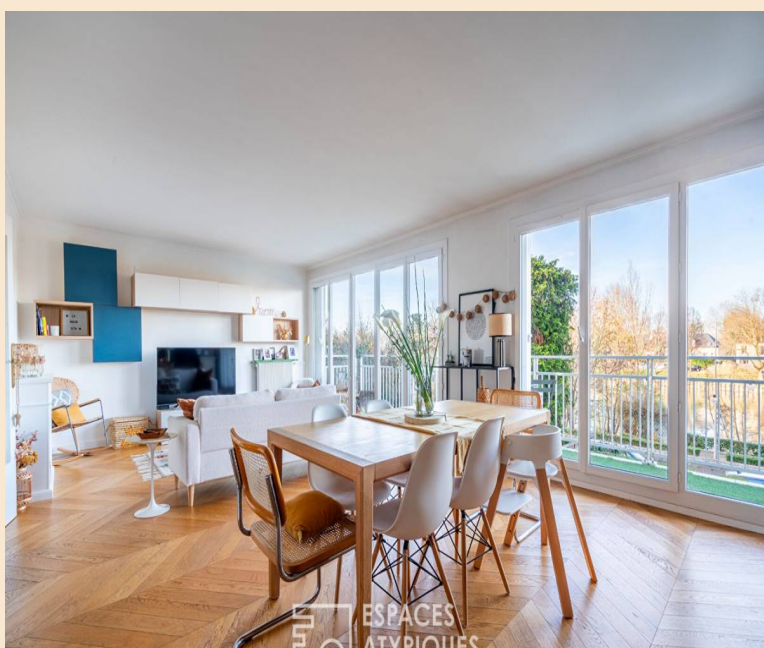


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Family apartment with Marne view

Bry Sur Marne , Val-de-Marne , Paris Ile-de-France



€605,000

inc. of agency fees

3 Beds 1 Baths 101 sqm

Located in Bry-sur-Marne, this 101 sqm dual-aspect apartment is on the first floor. Tastefully decorated and perfectly maintained, this living space benefits...

At a Glance

Reference	MFH-PARIS10398	Near to	Bry Sur Marne	Price	€605,000
Bed	3	Bath	1	Hab.Space	101 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in Bry-sur-Marne, this 101 sqm dual-aspect apartment is on the first floor. Tastefully decorated and perfectly maintained, this living space benefits from a double exposure and enjoys a clear view of the Marne.

From the entrance, the tone is set: generous volumes, neat decoration and a warm atmosphere.

On the one hand, the 34 sqm living room bathed in light thanks to the large openings has a 11 sqm balcony.

On the other hand, the kitchen, carefully fitted and equipped, is decorated with a pantry combining aesthetics and functionality.

On the night side, the 18 sqm master suite, like a real cocoon, benefits from a bathroom with WC, separated by a glass roof, adding a touch of elegance and modernity.

Two bedrooms, a shower room and a separate WC complete this space.

The quality materials, custom fittings and ideal location on the banks of the Marne make this family property unique in the area.

A box in the basement completes this property subject to the status of co-ownership.

RER E: Boullereaux Champigny 950 meters away

RER A: Bry-sur-Marne 2 km away

ENERGY CLASS: D / CLIMATE CLASS: D.

Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR1,770 and EUR2,450 (subscription included).

- RSAC: Bobigny

Condominiums of 56 units (No proceedings in progress).

Annual expenses : 4600 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€605,000

Key Information

Year Built:	1968
Internal Area:	101 sqm
Property Features:	
• Balcony:	1

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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