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## Loft with roof terrace in a former knitting mill in Clamart

Clamart , Hauts-de-Seine , Paris Ile-de-France



**€998,000**

inc. of agency fees

3 Beds      119.15 sqm      0.01 ha

In a peaceful setting in the Percy district, a stone's throw from the Meudon Forest, this exceptional 119 m<sup>2</sup> (1,220 sq ft) Carrez loft occupies the top...

### At a Glance

**Reference** MFH-PARIS9956  
**Bed** 3  
**Land** 0.01 ha

**Near to** Clamart  
**Pool** No

**Price** €998,000  
**Hab.Space** 119.15 sqm  
**Land Tax** N/A

### Property Description

In a peaceful setting in the Percy district, a stone's throw from the Meudon Forest, this exceptional 119 m<sup>2</sup> (1,220 sq ft) Carrez loft occupies the top floor of a fully renovated former knitting mill. Nestled at the end of a cul-de-sac, it offers a unique living environment, enhanced by a 100 m<sup>2</sup> (1,180 sq ft) rooftop terrace boasting breathtaking views of the surrounding area.

The entrance leads to a spacious 49 m<sup>2</sup> (49 sq ft) cathedral-style living room, bathed in light thanks to a skylight that enhances the room and features an ethanol fireplace. The open, contemporary-style, fully equipped kitchen extends this welcoming living space, providing access to a 7 m<sup>2</sup> (7 sq ft) balcony terrace.

A raw concrete staircase leads to a mezzanine office overlooked by the skylight, before opening onto the roof terrace, a true private oasis. The latter, with its panoramic view, offers an exceptional setting for unparalleled moments of relaxation, sheltered from view.

The sleeping area, also characterized by very high ceilings, includes a master suite with a dressing room, private bathroom, and direct access to the balcony terrace. Two additional bedrooms of 11.2 m<sup>2</sup> and 12.8 m<sup>2</sup> complete this intimate and functional space.

For optimal comfort, this loft is equipped with reversible air conditioning.

Two parking spaces, one of which has an electric charging station, as well as a spacious 16 m<sup>2</sup> cellar complete the features of this exceptional property, combining generous space, natural light, and a rooftop terrace in a quiet and sought-after setting.

ENERGY CLASS: C / CLIMATE CLASS: C

Estimated average annual energy costs for standard use, based on 2021 energy prices: between euros2,415 and euros3,267.

Information on the risks to which this property is exposed is available on the Géorisques website:

- - EI - RSAC: - Versailles.

Condominiums of 30 units (No proceedings in progress).

Annual expenses : 3216 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Price	€998,000

## Key Information

Internal Area:	119.15 sqm
Land Area:	0.01 ha

## Location: Paris Ile-de-France



## Gallery









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