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Old forge rehabilitated into a loft with terrace in Issy-les-Moulineaux

Issy Les Moulineaux , Hauts-de-Seine , Paris Ile-de-France



€2,090,000

inc. of agency fees

4 Beds 273 sqm 0.02 ha

Nestled in a calm and peaceful environment, this old forge, carefully rehabilitated, is transformed into a superb loft with terrace, offering a floor area of 273 m² spread over three levels. Ideally located...

At a Glance

Reference	MFH-PARIS5263	Near to	Issy Les Moulineaux	Price	€2,090,000
Bed	4	Pool	No	Hab.Space	273 sqm
Land	0.02 ha			Land Tax	N/A

Property Description

Nestled in a calm and peaceful environment, this old forge, carefully rehabilitated, is transformed into a superb loft with terrace, offering a floor area of 273 m² spread over three levels. Ideally located close to all amenities, this residence offers a perfect fusion between industrial history and modern comfort.

Directly accessible from the entrance staircase, the first floor reveals a through living room of more than 100 m², bathed in natural light and endowed with exceptional volumes, with an impressive ceiling height of 3.75 m. This room opens onto a charming 18 m² terrace, extending the main living space. The American kitchen, spacious and functional, combines harmoniously with the dining room and living room, where a magnificent glass roof lets in light and accentuates the charm of the whole, decorated with brick walls, glass tiles and 'an insert fireplace.

The second floor, accessible by a beautiful metal staircase, houses the sleeping area, composed of a beautiful master bedroom with adjoining bathroom, two other bedrooms, an additional bathroom and a large dressing room. which can be transformed into a fourth bedroom as needed.

The ground floor has been carefully designed to offer a spacious games room of approximately 50 m² with office area, decorated with exposed stone walls and skylights.

A laundry room, a cellar, a closed garage and a second outdoor parking space complete the services of this incredible renovation. With its volumes, its brightness and its careful finishes, this residence offers a privileged living environment uniting industrial heritage and modernity.

Corentin Celton and Mayor of Issy (M12) 10 min walk

School map :

Jean de la Fontaine nursery and elementary school: 5 minutes on foot

Henri Matisse College: 10 min walk

ENERGY CLASS: C / CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between euros1,740 and euros2,430.

Information on the risks to which this property is exposed is available on the G eorisques website:

Summary

Property type:	House
Bedrooms:	4
Price	€2,090,000

Key Information

Internal Area:	273 sqm
Land Area:	0.02 ha

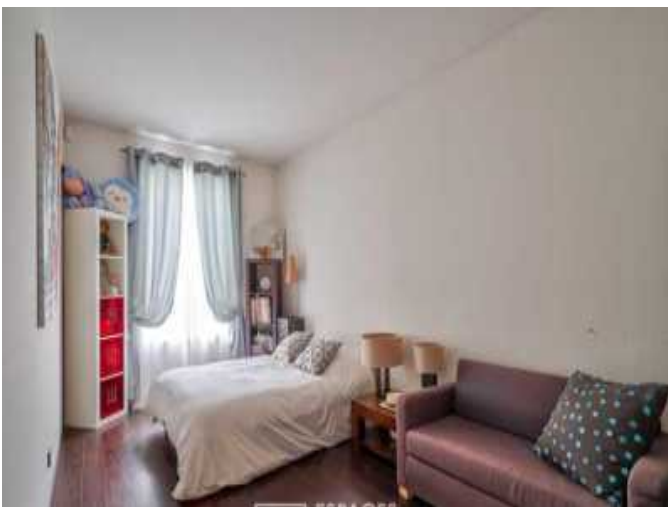
Location: Paris Ile-de-France



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