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## Family loft with shared garden

Fontenay Sous Bois , Val-de-Marne , Paris Ile-de-France



**€749,000**

inc. of agency fees

3 Beds

1 Baths

137 sqm

Ideally located in Fontenay-sous-Bois, in the sought-after Rigollots district, this loft, which was formerly a place dedicated to photography, offers an exceptional living environment. With a surface...

### At a Glance

**Reference** MFH-PARIS5571

**Bed** 3

**Near to** Fontenay Sous Bois

**Bath** 1

**Pool** No

**Price** €749,000

**Hab.Space** 137 sqm

**Land Tax** N/A

### Property Description

Ideally located in Fontenay-sous-Bois, in the sought-after Rigollots district, this loft, which was formerly a place dedicated to photography, offers an exceptional living environment.

With a surface area of 135m2, this unique space with generous volumes benefits from a ceiling height of more than 3.70 meters.

A large lobby, bathed in natural light, invites you to discover a versatile space perfect for setting up an office or an additional bedroom.

A first step towards a life that is both functional and inspiring. The main living room, with a surface area of 52m<sup>2</sup>, is the heart of this loft. The modern and equipped dining kitchen opens onto a spacious and welcoming living room offering a convivial space for a meeting with family or friends.

On the night side, this property offers three bedrooms, each offering an intimate and relaxing space. A bathroom/shower with WC and a separate WC complete this space, offering comfort and practicality.

To complete this idyllic living environment, a common garden, a true oasis of greenery within the co-ownership, offers moments of relaxation and conviviality.

Living in Fontenay-sous-Bois means enjoying a sought-after living environment, between urban dynamism and green tranquility.

This loft perfectly embodies the spirit of this dynamic and constantly evolving city.

An opportunity not to be missed for those looking for a place to live that is both authentic and contemporary.

ENERGY CLASS: C CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021 between: 1220 euros and 1700 euros.

Metro 1: Château de Vincennes: 20 min walk

RER A: Fontenay-sous-Bois: 18 min walk

Shops: 2 min walk

Schools: 2 to 10 min walk

- EI - Agent Commercial - RSAC: RSAC Créteil

Condominiums of 8 units (No proceedings in progress).

Annual expenses : 2900 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€749,000

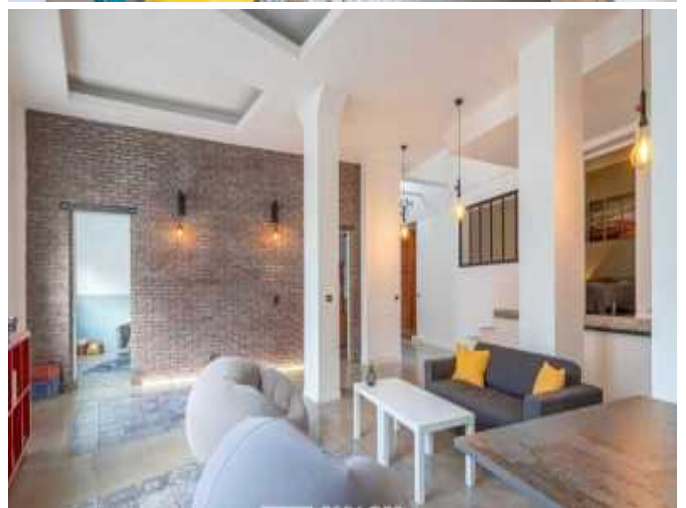
Key Information

Internal Area:	137 sqm
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Location: Paris Ile-de-France



## Gallery





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**C. BAUER – Sunday Times**

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