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## Old carpentry rehabilitated into a loft

Maisons Alfort , Val-de-Marne , Paris Ile-de-France



**€750,000**

inc. of agency fees

3 Beds

1 Baths

264 sqm

In the heart of the lively Charentonneau district in Maisons-Alfort hides a loft of extraordinary dimensions. Formerly a carpentry, this 264 m² Carrez loft has been transformed to offer an extraordinary...

### At a Glance

**Reference** MFH-PARIS4907EP

**Near to** Maisons Alfort

**Price** €750,000

**Bed** 3

**Bath** 1

**Hab.Space** 264 sqm

**Pool** No

**Land Tax** N/A

### Property Description

In the heart of the lively Charentonneau district in Maisons-Alfort hides a loft of extraordinary dimensions. Formerly a carpentry, this 264 m² Carrez loft has been transformed to offer an extraordinary living environment, combining space, light and authenticity.

An entrance leads to a 62 m² cathedral reception room, bathed in light thanks to the zenith openings. Exposed

beams and a fireplace give an authentic and warm character.

Adjacent to this reception, an independent office offers a space conducive to concentration, perfectly adapted to new remote working methods.

A vestibule housing a laundry room and a boiler room as well as a separate WC bring practicality and comfort to this first space.

The fitted kitchen and the windowed dining room constitute a harmonious transition to a spacious living room of 60 m<sup>2</sup>. This second living space provides a blank canvas for a new project, whether creating a cozy library or a lively playroom.

On this same level, a first bedroom with its adjoining bathroom guarantees optimal comfort for guests or family members.

A beautiful staircase leads to the sleeping area, including a master bedroom, a child's bedroom, two bathrooms as well as an attic room used as storage space.

Finally, a walkway offers a bird's eye view of the reception room, adding an architectural touch to the whole.

The proximity to public transport, shops and all amenities make this loft a rare pearl in Maisons-Alfort.

Line 8: Stadium 3 min walk

ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros3,810 and euros5,190.

Cannard: - RSAC: EVRY

Condominiums of 10 units (No proceedings in progress).

Annual expenses : 1632 euros.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€750,000

Key Information

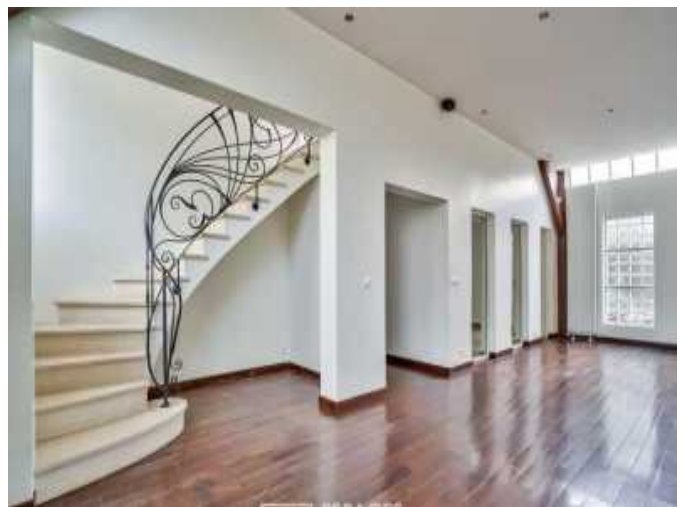
Year Built:	1928
Internal Area:	264 sqm
Property Features:	
• Orientation:	sud

Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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