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Art deco style house from the 1930s

Le Perreux sur Marne , Val-de-Marne , Paris Ile-de-France



€999,000

inc. of agency fees

4 Beds 1 Baths 141.79 sqm 0.03 ha

It is in the heart of the Orage district, in Perreux sur Marne, that this family building has been renovated and decorated by a renowned interior designer. A few steps from the RER E Nogent-Le Perreux,...

At a Glance

Reference MFH-PARIS6064

Bed 4

Land 0.03 ha

Near to Le Perreux sur Marne

Bath 1

Pool No

Price €999,000

Hab.Space 141.79 sqm

Land Tax N/A

Property Description

It is in the heart of the Orage district, in Perreux sur Marne, that this family building has been renovated and decorated by a renowned interior designer.

A few steps from the RER E Nogent-Le Perreux, in absolute calm, this house benefits from a total surface area of 210m2 (141.79 m² Carrez) spread over 4 levels. Its location and layout promise an ideal lifestyle for

an entire family.

Once through the gate, at the end of a bucolic path, a magnificent wisteria opens the ball onto a vast 80sqm wooden terrace facing east. Ideally exposed, out of sight, this outdoor space promises magnificent moments of conviviality.

The vermilion red of the 1930s building contrasts with the interior, where the old and the contemporary create a perfect harmony, a subtle blend of materials and textures, plays of volume, light and colors. The raised ground floor offers a completely open-plan space which allows fluid and revolving circulation.

Entered through a vestibule, the entrance leads to a living room of 32m², composed of a cocooning lounge as well as a dining area, offering a generous and through volume. This reception area benefits from an insert fireplace decorated with cement tiles, suggesting beautiful, long winter evenings.

This is followed by an equipped and fitted kitchen, extended by a winter garden, a friendly place, conducive to relaxation and sharing.

The first floor is dedicated to the sleeping area, made up of three bedrooms including a master suite with bathroom, a bathroom with toilet as well as an open space converted into a dressing room.

This landing room provides access to the top floor via a helical staircase. On the second floor, the omnipresent light invites itself under the tastefully furnished attic. They house a fourth bedroom as well as a work space which can be partitioned off to provide additional sleeping space.

On the garden level, a few steps down from the winter living room provide access to a large room consisting of a laundry area and a separate toilet, extended by a large storage space. Hidden and peaceful, tastefully decorated, this place is a call to relaxation, creativity and conviviality. A few steps from transport and shops, close to good restaurants, boasting multiple cultural and sporting institutions, this place proves that you just need to pass through a gate to benefit from the tranquility so sought after in the tumult of the Paris region. Possibility of parking two vehicles inside the property.

RER E: Nogent-Le Perreux: 4 minutes on foot Bus station: 114, 116, 120, 210 and 317 and the Noctilien lines N71 and N142: 4 minutes on foot

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: 2790 euros and 3860 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€999,000

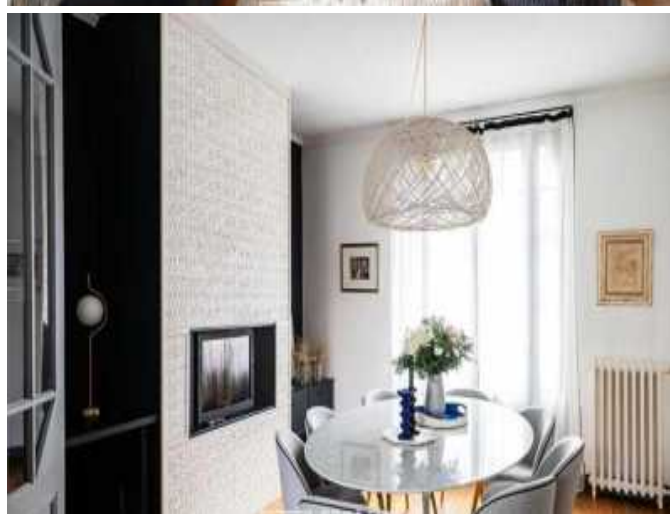
Key Information

Internal Area:	141.79 sqm
Land Area:	0.03 ha

Location: Paris Ile-de-France



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