Click to view MFH-PARIS7832-1

Loft in a 1940s house

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



€1,170,000

inc. of agency fees

2 Beds 2 Baths 160 sqm 0.04 ha

Ideally located in Perreux sur
Marne, between the city center
and the RER E station of NogentLe Perreux, this house from the
40s has been completely...

At a Glance

Reference MFH-PARIS7832-1

Bed 2

Land 0.04 ha

Near to Le Perreux Sur

Marne

Bath 2

Pool No

Price €1,170,000

Hab.Space 160 sqm

Land Tax N/A

Property Description

Ideally located in Perreux sur Marne, between the city center and the RER E station of Nogent-Le Perreux, this house from the 40s has been completely reinterpreted to give birth to a 131.90 sqm loft where contemporary and vintage are harmoniously combined.

On the raised ground floor, a magnificent 70sqm plateau offers up to 5m of ceiling height, benefiting from constant brightness thanks to its large bay window and skylights.

The combination of wood, metal and concrete combine perfectly to offer an inimitable architectural style.

The equipped kitchen opens onto the living room arranged in open space where the living room and the dining room are harmoniously organized.

This reception area benefits from a breathtaking view of the terrace and the west-facing garden.

From this plateau, a remarkable custom-designed wooden staircase leads upstairs, giving access to a large bedroom whose old-world charm is preserved by its beams and slightly sloping ceiling.

In addition, a spacious shower room with WC, decorated with red and white ceramic tiles, gives it a resolutely retro style.

On the mezzanine, a second bright bedroom of 19sqm is revealed, whose large openings offer a bucolic view of a pretty flower bed and the terrace.

A custom-designed, rounded bathroom with WC completes this level. In the garden, a second 70sqm house in its raw state with sliding aluminum glass roofs and a zinc roof offers infinite potential: to accommodate the family, practice your liberal activity or set up an artist's studio.

On the garden level, a workshop and a garage enhance this property. Quality insulation and

double glazing ensure excellent energy performance, rated C, thus guaranteeing thermal comfort throughout the year and energy savings.

This atypical loft with its architectural style and bucolic setting offers a modern and friendly living space. RER E Nogent le Perreux 5 minutes walk Shops 500m away

ENERGY CLASS: C / CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021 between EUR1,280 and EUR1,790 (subscriptions included).

Summary

Property type: House

Bedrooms: 2

Bathrooms 2

Price €1,170,000

Key Information

Year Built: 1940

Internal Area: 160 sqm

Land Area: 0.04 ha

Has a Garden Yes

Location: Paris Ile-de-France



Gallery













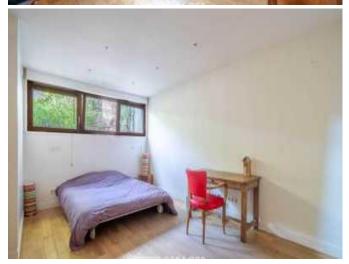




















Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**, or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER - Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved