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## Industrial workshop converted into a family loft

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



**€1,350,000**

inc. of agency fees

4 Beds   2 Baths   407 sqm   0.06 ha

In the immediate vicinity of the banks of the Marne, this exceptional place with an Eiffel-style structure draws its history from the 1900 World's Fair....

### At a Glance

**Reference** MFH-PARIS9740  
**Bed** 4  
**Land** 0.06 ha

**Near to** Le Perreux sur Marne  
**Bath** 2  
**Pool** No

**Price** €1,350,000  
**Hab.Space** 407 sqm  
**Land Tax** N/A

### Property Description

In the immediate vicinity of the banks of the Marne, this exceptional place with an Eiffel-style structure draws its history from the 1900 World's Fair.

This real loft is fully owned and has a total surface area of 407 sqm spread over two levels.

The ground floor consists of a hall giving access to a monumental 135 sqm living room, opening onto a bamboo grove.

Arranged as an open space, this room benefits from an audio installation with a DJ booth.

It distributes, on one side, a 35 sqm equipped kitchen opening onto a terrace and on the other a shower room with toilet and sauna.

The upper floor offers a vast open space, distributing a gym, an office, a shower room with toilet and laundry room, a dressing room as well as three large bedrooms, one of which is designed as a central island.

Glass roof and windows provide the entire volume with rare brightness throughout the year.

A garage and a parking space complete this property.

Banks of the Marne: 100 meters

RER E: Nogent - Le Perreux

This property is offered to you in interactive auction through Drouot.immo. The date of the sale is scheduled for April 29, 2025 at 6:30 p.m. Participation in the interactive sale is subject to prior approval. The price displayed corresponds to the starting price, sales fees included.

ENERGY CLASS: D CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021 between: 4440 euros and 6090 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€1,350,000

Key Information

Year Built:	1920
Internal Area:	407 sqm
Land Area:	0.06 ha
Property Features:	
• Orientation: est	
Has a Garden	Yes

Location: Paris Ile-de-France



## Gallery



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