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## New York Loft-style duplex and its rooftop in Clamart center

Clamart , Hauts-de-Seine , Paris Ile-de-France



€1,090,000

inc. of agency fees

4 Beds 1 Baths 150 sqm

Just a short walk from the shops of downtown Clamart, this sublime duplex loft offers 149.5 m<sup>2</sup> of living space, featuring an 80 m<sup>2</sup> rooftop terrace. It...

### At a Glance

Reference	MFH-PARIS10393-C2	Near to	Clamart	Price	€1,090,000
Bed	4	Bath	1	Hab.Space	150 sqm
		Pool	No	Land Tax	N/A

### Property Description

Just a short walk from the shops of downtown Clamart, this sublime duplex loft offers 149.5 m<sup>2</sup> of living space, featuring an 80 m<sup>2</sup> rooftop terrace. It immediately captivates with its elegance, history, and high-quality renovation.

Housed in a former 1930s dairy, fully renovated in a resolutely contemporary style, this unique property combines old-world charm with modern lines. It offers a rare, bright, and peaceful living environment, ideal for those seeking comfort, spaciousness, and high-end amenities.

Upon entering, the ground floor features four bedrooms and two shower rooms, accessible via two independent entrances. An ideal layout for a professional business or a separate reception area. Upstairs, a superb, light-filled living room features a contemporary kitchen and a dining room that is semi-open to a spacious living room, enhanced by high cathedral ceilings and the brightness of its dual aspect.

An exceptional rooftop, a true suspended cocoon, accessible via a staircase with soft, clean lines, designed by a landscaper, offers unobstructed views of the sky. This unique outdoor space invites relaxation, sunny meals, and convivial evenings in complete privacy.

The property also features a lower level converted into a basement, including an additional bedroom, a shower room, and a laundry room.

Located in close proximity to the city center, this loft benefits from a lively and sought-after environment: quality shops, a local market, a conservatory, theater, cinema, and the Hunebelle sports complex (athletics, boxing, tennis, rugby, etc.).

Clamart Forest, a veritable green haven, is just a 5-minute walk away, making nature walks within easy reach.

Property subject to the co-ownership system.

No pending proceedings.

ENERGY CLASS: F / CLIMATE CLASS: C - Estimated average annual energy costs for standard use, based on energy prices for the 2021-2022-2023 fiscal year: between euros4,310 and euros5,880.

Condominiums of 10 units ().

Annual expenses : 1200 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,090,000

Key Information

Year Built:	1930
Internal Area:	150 sqm
Property Features:	
•	Balcony: 1

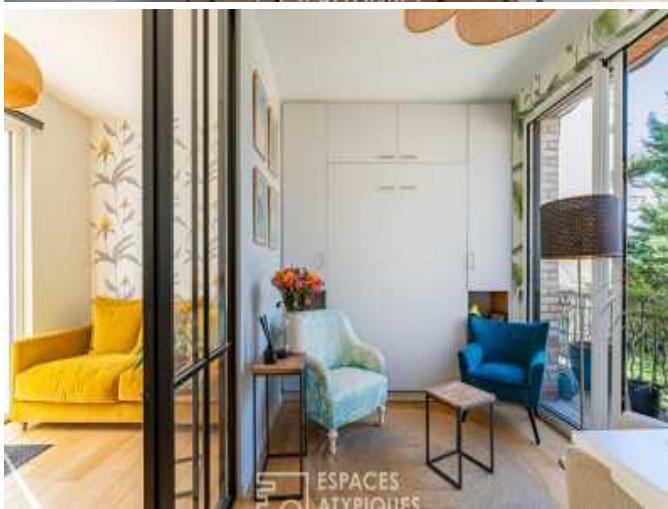
Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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