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Contemporary loft in the hyper center

Bry Sur Marne , Val-de-Marne , Paris Ile-de-France



€844,000

inc. of agency fees

3 Beds 1 Baths 173.86 sqm

Hidden from view, in a peaceful alleyway in the historic center of Bry-sur-Marne, this unique house of 174 sqm (146.5 sqm Carrez law) has been completely...

At a Glance

Reference MFH-PARIS12030

Bed 3

Near to Bry Sur Marne

Bath 1

Pool No

Price €844,000

Hab.Space 173.86 sqm

Land Tax N/A

Property Description

Hidden from view, in a peaceful alleyway in the historic center of Bry-sur-Marne, this unique house of 174 sqm (146.5 sqm Carrez law) has been completely redesigned in a loft spirit.

Generous volumes, omnipresent light, and raw materials subtly combine here to create an atmosphere that is both contemporary and warm. Behind its discreet facade, the ground floor opens onto a vast entrance hall of over 16 sqm, a true introduction to the identity of the place. The combination of wood, stone, glass, and metal evokes a successful balance between authenticity and modernity.

A first bedroom with a dressing room naturally finds its place there, as well as an intimate living room, located at the end of the hall, and enhanced by an antique mirror integrated into the wall.

A bathroom with a walk-in shower and toilet completes this level.

A well-thought-out originality, a false closet door conceals a staircase leading to a cellar converted into a laundry room.

The sleek metal staircase leads to the first floor, the true heart of the house. On one side, the living room boasts high ceilings that enhance the loft feel; the fireplace creates a warm atmosphere, ideal for winter evenings. On the other, accessible through a glass floor, the kitchen, bathed in natural light, is equipped with a Lacanche range cooker and embodies the identity of the place with character.

A second bedroom with its own bathroom and toilet harmoniously completes this floor.

Finally, under the eaves, the top floor houses a large bedroom with plenty of clever storage, accompanied by its own shower room and toilet, for complete autonomy.

The entire property has been renovated with particular attention paid to the quality of materials and aesthetic consistency: glass slabs, integrated lighting, smooth walls, and

industrial finishes elegantly structure the volumes.

The spaces are modular, the circulation fluid, and the atmosphere resolutely contemporary.

Ideally located in the city center, a stone's throw from the shops and only a ten-minute walk from the RER A, this unique house combines discretion, functionality and a loft spirit in the heart of a sought-after urban environment. A rare property, designed to adapt to contemporary lifestyles, to discover without delay.

Bry sur Marne city center: 1 minute walk

RER A Bry sur marne: 10 minutes walk

Henri Cahn school: 5 minutes walk

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated annual energy expenditure for standard use (including subscriptions), indexed as of January 1, 2021: between EUR2,280 and EUR3,140.

RSAC: Créteil

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€844,000

Key Information

Internal Area:	173.86 sqm
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Location: Paris Ile-de-France



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S. and L. BROWN



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