EXCEPTIONAL URBAN LOFT — A RARE, HIGH-END CREATIVE LIVING SPACE

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PROPERTY FACT FILE

REFERENCE	A47774CBU78
PRICE	€ 1,484,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 400 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	2
ACCOMMODATION	376 m²
LAND	0 m²
TOWN	Mantes-la-Jolie
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Swimming Pool, Private parking, Character property

*Price based on current exchange rate which is subject to change

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- Private green courtyard, offering calm and privacy
- XXL living area perfect for entertaining
- Suitable for residential, artistic or professional
- Rare indoor pool
-

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Hidden behind a lush, private courtyard, this spectacular 375 m² loft reveals an unexpected world of volume, light and architectural character. Designed within a former professional space, it blends industrial heritage, with an early section built in the Eiffel style, steel beams, exposed brick, oversized glass surfaces, with the refined

DESCRIPTION

A Unique Architectural Statement
This extraordinary loft offers rare volumes, dramatic ceiling heights and an abundance of natural light thanks to its monumental glass façades. The open-plan living area is a true showpiece: a 143 m² space combining kitchen, dining and lounge, ideal for hosting memorable evenings, creative gatherings or high-end professional events.

The atmosphere is both sophisticated and relaxed, with vintage accents, raw materials and a layout that encourages fluid living. This is not a generic loft — it is a signature property, with a strong identity and exceptional potential.

Ground Floor : Wellness & Private Suites
Bedroom 3 – 24.6 m²
Bedroom 4 – 14.2 m²
Dressing 2 – 3.9 m²
Bathroom 2 – 9 m²
Indoor Pool – 2 m x 7 m
A rare luxury feature, perfect for year-round relaxation.
Garage – 69.8 m²
Ideal for collectors, multiple vehicles or a workshop/studio.

Upper Floor: The Signature Living Space
Living / Dining / Kitchen – 143.4 m²
A breathtaking open volume, flooded with natural light.
Bedroom 1 – 14.4 m²
Dressing 1 – 4.9 m²
Bathroom 1 – 7.8 m²
Bedroom 2 – 18.1 m²
Storage Room – 13.7 m²
Boiler Room – 5.1 m²

This exceptional property is ideally located just a short walk from local shops, 5 minutes from the train station with direct services to Paris Saint-Lazare, 35 minutes from Paris, 1 hour 30 from the Normandy coast and its beaches, 25 minutes from Giverny, 1 hour from Rouen, and 1 hour 30 from Die...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47774CBU78
COMPLETE FILE AND PHOTO ON REQUEST

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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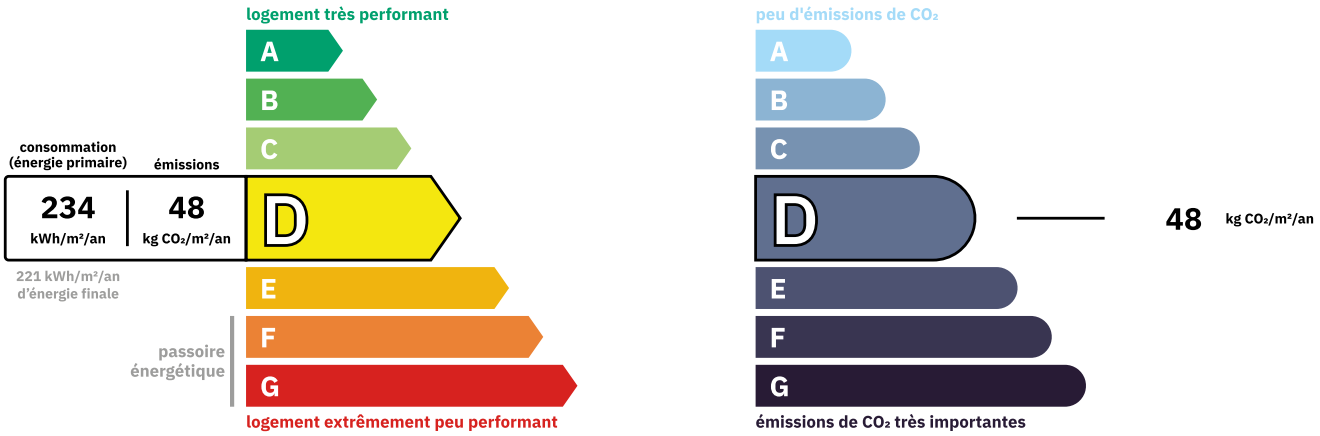
ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5090 € and 6930€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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