LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47774CBU78 Price: 1 484 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (1 400 000 EUR without fees)

Exceptional Urban Loft — A Rare, High End Creative Living Space















INFORMATION

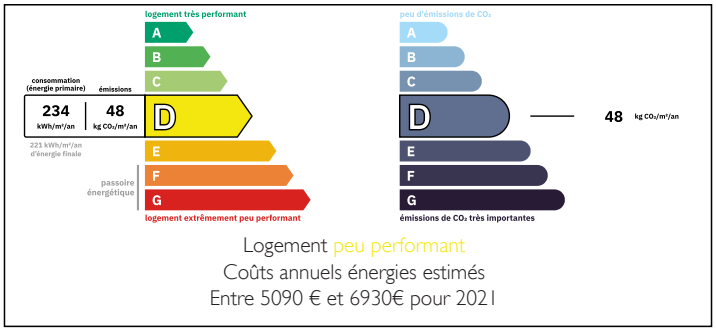
Town:	Mantes-la-Jolie
Department:	Yvelines
Bed:	4
Bath:	2
Floor:	376 m2
Plot Size:	0 m2

IN BRIEF

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 warmth of 1930s chic design.

The result is a one‑of‑a‑kind residence, bold, elegant, and perfect for cosmopolitan buyers seeking a distinctive home or hybrid living space.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5090 € et 6930€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

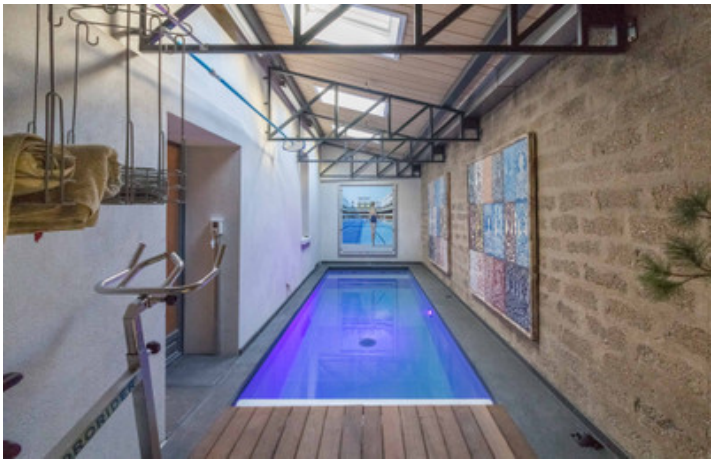
International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47774CBU78 Price: 1 484 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (1 400 000 EUR without fees)







LOCAL TAXES

Taxe habitation:	**5220 EUR**

NOTES

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