

TO SELL

Annonce réf : 2232726

**L-APPARTEMENT**  
BRIEY LES HAUTS (FRANCE)

**Sold**

Surface : 110 m<sup>2</sup>  
Availability : 2008  
Reference : 2232726  
Year of constr. : 2008



The Factory loft project allows you to capture the past while living a modern life style.

Located 30 minutes from Luxembourg, Metz and Thionville, this project envisages high-end finishes and is to be developed without an agency!

Enjoy the greenery and escape from the city – the Factory is a stone's throw away from Plan d'Eau Briey.

At Briey les Hauts, the residential area and old SAMIFER stores are iconic. We plan to turn them into a contemporary residence while conserving and respecting the local heritage.

**OUTDOOR ARCHITECTURE:**

The facade is made of naturally rich materials such as bricks, wood or terracotta tiles. The large double glazed window bays sit in lacquered aluminum frames. An efficient and environmentally friendly thermal insulation system preserves the existing structure, prevents thermal bridges and achieves a better overall result. The roofs are fitted with a 20cm thick insulation, achieving a superior thermal performance.

Every loft disposes of a terrace or large balcony. Communal spaces and terraces are planted with bamboo, adding an extra note of peacefulness to this living environment.

**INTERIOR ARCHITECTURE:**

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Lofts were envisaged with aesthetics, wellness and relaxation being at the forefront of this design. The architectural concept is characterized by the optimal use of light to highlight this unique space and its large volumes.

Every loft has a terrace or a large balcony. Individual, low temperature gas floor heating, reinforced sound insulation through double glazed windows and extra facade cladding.

In order to conserve the history of this space, communal areas are organized around flower patios under the open sky, bringing to life a contemporary industrial style through polished and painted concrete, metal stairs and railings, exposed brick walls and a glass elevator.

Covered and secure parking spaces on the ground floor benefit from natural light due to glass brick walls. There will also be parking spaces for motorcycles and bikes.

The Factory is synonymous with real comfort and daily well-being.

**AVAILABLE:**

Eleven 3-bedroom lofts and 7 duplexes ranging from 110m<sup>2</sup> to 130m<sup>2</sup>

Prices range from 200'000€ - 245'000€

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