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House with remarkable architecture with large garden and winter garden

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



€1,645,000

inc. of agency fees

5 Beds 1 Baths 309 sqm 0.08 ha

Ideally located in the Guerlain district, close to the train station and shops, this magnificent house with millstone facing from 1886 houses remarkable period features. It develops 300 m2 (232m2 of living...

At a Glance

Reference	MFH-PARIS4915-C1	Near to	Colombes	Price	€1,645,000
Bed	5	Bath	1	Hab.Space	309 sqm
Land	0.08 ha	Pool	No	Land Tax	N/A

Property Description

Ideally located in the Guerlain district, close to the train station and shops, this magnificent house with millstone facing from 1886 houses remarkable period features. It develops 300 m2 (232m2 of living space) and benefits from a winter garden surrounded by green and wooded land of 800m2. From the moment you enter, the tone is set: volumes, charm and authenticity. A real entrance with a period mosaic floor leads to a

warm first living room decorated with magnificent moldings and the main living room which has a coffered ceiling and a beautiful marble fireplace. The latter makes the link with the orangery which offers more than 4.5m of ceiling height and a magnificent period glass roof in the center which accommodates the dining room. This is extended by a spacious and functional kitchen which opens onto the terrace and the garden. Opposite the latter, another room inviting you to relax can be transformed into a bedroom or office. We access the first level by a beautiful staircase which distributes the parental space composed of a large bedroom of 25m² with its adjoining bathroom with bathtub and shower, a dressing area and a large office of 12m². Another spacious and bright bedroom with a view of the garden completes this floor. On the second level, a landing leads to two large bedrooms of 20m² and 15m² respectively, sharing a bathroom. A basement of more than 50m² fitted out with several rooms including a large TV lounge, a laundry room and a storage area completes the house. At the bottom of the garden, in a quiet area, stands a 27 m² winter garden adorned with ornaments dating from the Universal Exhibition. This property allows parking for three vehicles. Line J 150 meters towards St Lazare. Jean d'Arc Institution (school, middle school and high school) 10 minutes away. Colombes station 200 meters away - Line J access in 15 mins to Saint Lazare station

ENERGY CLASS: F/ CLIMATE CLASS F: Estimated average amount of annual energy expenditure for standard use, established from energy prices of the year 2021: between EUR5,420 to EUR7,400. Information on the risks to which this property is exposed is available on the GÉORISKS website:

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,645,000

Key Information

Year Built:	1870
Internal Area:	309 sqm
Land Area:	0.08 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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