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## Duplex loft with two terraces

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



# €590,000

inc. of agency fees

2 Beds      1 Baths      117 sqm

Located in a former plastics factory, converted into five lofts in the 2000s, this 100.74 m<sup>2</sup> Carrez duplex loft with a house feel is enhanced by two outdoor spaces. Access is via a dead end, guaranteeing...

### At a Glance

<b>Reference</b>	MFH-PARIS8064-2	<b>Near to</b>	Colombes	<b>Price</b>	€590,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	117 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in a former plastics factory, converted into five lofts in the 2000s, this 100.74 m<sup>2</sup> Carrez duplex loft with a house feel is enhanced by two outdoor spaces.

Access is via a dead end, guaranteeing absolute calm and total absence of vis-à-vis, where you have two private vehicle spaces.

You will be welcomed by a first terrace of 35 m<sup>2</sup> facing southwest, opening onto a vast cathedral living room of 39 m<sup>2</sup> orchestrated by the original metal structures.

In continuity, a semi-open kitchen and dining area of almost 20m<sup>2</sup> gives access to a second terrace of 35m<sup>2</sup>, ideal for summer barbecues.

A corridor leads to an office space ideal for teleworking with a view of the rear terrace, a bathroom equipped with a bathtub and a walk-in shower, a separate toilet and a first bedroom with custom-made cupboards.

On the mezzanine, a second bedroom where the metal beams and the porthole bring a unique charm.

The large glass facades, the zenithal openings and the open spaces ensure visual continuity and beautiful light ideal for a family looking for space and conviviality.

Located close to all amenities, 3 minutes walk from the T1 tram, 10 minutes from the Stade train station (line J), 13 minutes from the Colombes train station (line J).

Well subject to the co-ownership regime, 5 lots including 5 residential lots, no procedures in progress.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between euros1,010 and euros1,420.

Information on the risks to which this property is exposed is available on the G orisques website:

YON - - EI - RSAC: Nanterre.

Condominiums of 5 units (No proceedings in progress).

Annual expenses : 2000 euros.

### Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€590,000

### Key Information

Internal Area:	117 sqm
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### Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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