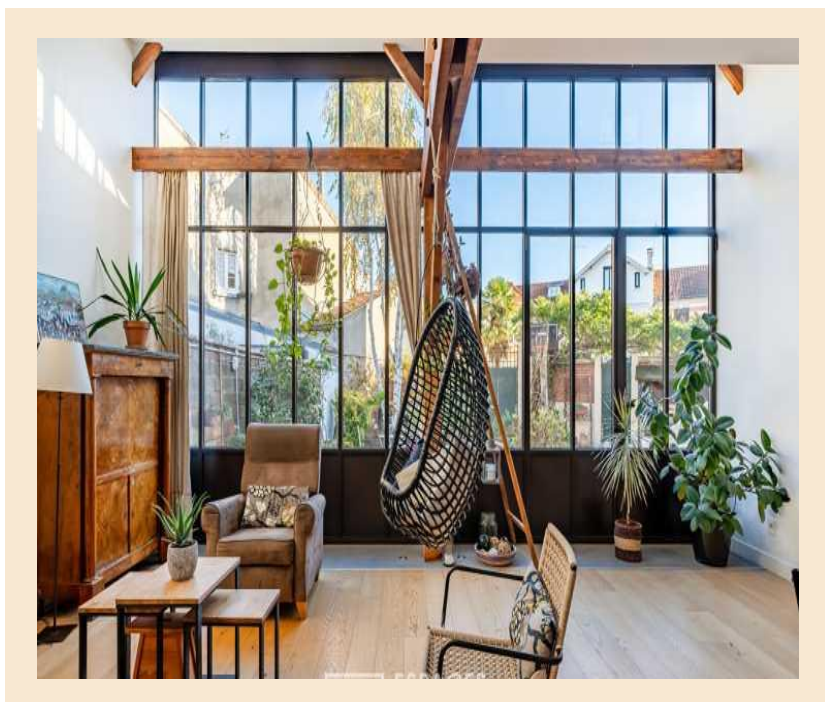


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## Old post house revisited near the town hall

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



# €1,470,000

inc. of agency fees

6 Beds   1 Baths   249 sqm   0.03 ha

Located in the heart of a quiet and sought-after area, this former coaching inn authentically combines the old and the contemporary. With a total surface area of ??249 m<sup>2</sup> (167 m<sup>2</sup> of living space), this...

### At a Glance

**Reference** MFH-PARIS8632-C1

**Bed** 6

**Land** 0.03 ha

**Near to** La Garenne Colombes

**Bath** 1

**Pool** No

**Price** €1,470,000

**Hab.Space** 249 sqm

**Land Tax** N/A

### Property Description

Located in the heart of a quiet and sought-after area, this former coaching inn authentically combines the old and the contemporary. With a total surface area of ??249 m<sup>2</sup> (167 m<sup>2</sup> of living space), this rare property is made up of two separate buildings, connected by a bright kitchen, and opens onto a charming paved courtyard, reinforcing the historic character of the place.

The main building, entirely dedicated to the sleeping area served by the old entrance to the building and its steps leading directly onto the courtyard.

Once past the steps of the original building, a first entrance door opens onto a hall serving on one side a large bedroom with a double exposure and on the other a second bedroom overlooking the courtyard, a shower room and a separate toilet.

From the hall, the historic staircase, the real backbone of the property, serves on the first level, three bedrooms, a bathroom with toilet and a dressing room.

In its extension, it leads to the last level, where a large attic bedroom benefits from a plunging view of the courtyard. The large floor area offers ideal perspectives for a minimalist atmosphere or the arrangement of custom storage.

The old adjoining stable, now transformed into a cathedral living room, offers unique perspectives allowing a unique play of natural light. The through side of the volume highlights the charm of the original beams and combines it with that of an impressive bay window, inspired by the glass roofs of yesteryear. A mezzanine overlooking the whole, offers a relaxation or work space, with a plunging view of the lounge area and its stove. As discreet as it is unexpected, a door gives access to an intimate wooden terrace, ideal for family evenings sheltered from view.

A large semi-buried basement benefiting from a row of four windows completes the whole. Now used as a laundry room and storage space, it offers multiple possibilities for additional development (home cinema, gym, games room, guest room).

This former revisited coaching inn is a unique place combining character, brightness and a sought-after location. It represents a rare opportunity for lovers of atypical properties looking for harmony between the old and the contemporary, while preserving the authenticity of the place and a multitude of possible layouts.

Located close to all amenities: shops, restaurants, schools, 7 minutes walk from the market, 15 minutes from La Garenne-Colombes train station and 10 minutes from T2 Les Fauvelles.

ENERGY CLASS: E / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between euros2,540 and euros3,500.

Information on the risks to which this property is exposed is available on the Géorisques website:

Aude : - EI - Agent Commercial - RSAC - Nanterre

### Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€1,470,000

### Key Information

Year Built:	1850
Internal Area:	249 sqm
Land Area:	0.03 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



## Gallery











As Featured in

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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