

[Click to view MFH-PARIS8375-C1](#)

Family home in the central district of La Garenne Colombes

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



€1,180,000

inc. of agency fees

5 Beds 1 Baths 148 sqm

In a quiet and residential street, this bright and dual-aspect townhouse of 148 m² of living space is enhanced by a terrace and a garden. The entrance is via a paved and tree-filled courtyard that leads...

At a Glance

Reference	MFH-PARIS8375-C1	Near to	La Garenne Colombes	Price	€1,180,000
Bed	5	Bath	1	Hab.Space	148 sqm
		Pool	No	Land Tax	N/A

Property Description

In a quiet and residential street, this bright and dual-aspect townhouse of 148 m² of living space is enhanced by a terrace and a garden.

The entrance is via a paved and tree-filled courtyard that leads to the house, set back from the street. A large vestibule serves a storage space and provides access to the two adjoining parking spaces, offering the

privilege of a ground-level arrival by car.

On the main floor, a large welcoming reception room opens through large bay windows onto an intimate south-west-facing garden, inviting relaxation and convivial moments. An optimized independent kitchen is fully furnished and equipped. A bedroom with built-in storage completes this level.

A second floor offers a family layout, dedicated to rest and privacy.

It serves a master suite comprising a bedroom, a dressing room and an adjoining shower room. In addition, there is a workspace that can be converted into a child's bedroom if necessary. Two other bedrooms equipped with cupboards have the particularity of offering a beautiful height under ceiling for one and a mezzanine for the other. A bathroom and separate toilet complete this level.

A small staircase leads up to the attic, which can be used as a games room, an extra bedroom or a storage space.

In the basement, a functional space of 17 m² has been fitted out to combine storage, a gym and a laundry room.

The calm, the house spirit and the volumes make it a sought-after property in the area.

Located close to all amenities: shops, restaurants, schools, 10 minutes walk from the Place du Marché de la Garenne, the T2 Les Fauvelles or the Courbevoie SNCF train station.

Property subject to the co-ownership regime, 114 lots including 33 residential lots, no procedures in progress.

ENERGY CLASS: D / CLIMATE CLASS: B.

Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between euros1,744 and euros2,360.

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

YON - - EI - RSAC: Nanterre.

Condominiums of 114 units (No proceedings in progress).

Annual expenses : 2553 euros.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,180,000

Key Information

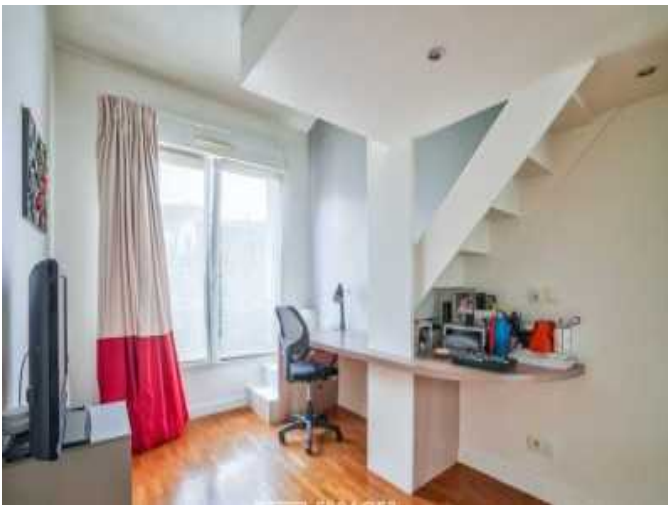
Year Built:	1998
Internal Area:	148 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates