

Family home in the central district of La Garenne Colombes

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





At a Glance

	MFH-PARIS8375-C3	Near to	La Garenne Colombes	Price	€1,150,000
Bed	5	Bath	1	Hab.Space	
		Pool	No		

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		Key Information	
Property type:	House	Year Built:	1998
Bedrooms:	5	Internal Area:	148 sqm
Bathrooms	1	Has a Garden	Yes
Price	€1,150,000		

Location: Paris Ile-de-France



Gallery









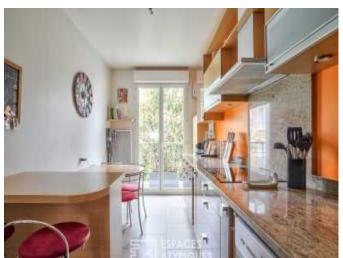




















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