

[Click to view MFH-PARIS8064-C6](#)

Duplex loft with two terraces

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



€570,000

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 m² Carrez duplex loft with a house feel is enhanced by two outdoor...

At a Glance

Reference	MFH-PARIS8064-C6	Near to	Colombes	Price	€570,000
Bed	2	Bath	1	Hab.Space	117 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in a former plastics factory, converted into five lofts in the 2000s, this 100.74 m² 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 m² facing southwest, opening onto a vast cathedral living room of 39 m² orchestrated by the original metal structures.

In continuity, a semi-open kitchen and dining area of almost 20m² gives access to a second terrace of 35m², 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:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€570,000

Key Information

Internal Area:	117 sqm
----------------	---------

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