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## Loft house with garden and terrace in former printing house

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



# €992,000

inc. of agency fees

4 Beds    1 Baths    178.49 sqm

Set back on a private driveway in the Gabriel Péri district, a former printing house transformed into a 178 m<sup>2</sup> loft combines the charm of its half-timbered...

### At a Glance

<b>Reference</b>	MFH-PARIS10186-C1	<b>Near to</b>	Colombes	<b>Price</b>	€992,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	178.49 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Set back on a private driveway in the Gabriel Péri district, a former printing house transformed into a 178 m<sup>2</sup> loft combines the charm of its half-timbered walls with generous volumes. A haven of peace, perfectly southwest-facing, opening onto a 108 m<sup>2</sup> garden, enhanced by a beautiful 11 ??m<sup>2</sup> terrace, offering a living environment of rare tranquility.

The 85 m<sup>2</sup> living room captivates with the brightness coming from multiple openings and its skylight, as well as its optimized layout. The living room overlooks the room and opens onto a terrace sheltered from view by a pergola. A large open-plan kitchen seamlessly connects with the reception area and opens onto a veranda that extends the view towards the garden. An underground cellar, ideal for wine storage, is accessible through a hatch in the floor located at the entrance. A discreetly fitted door in a low wall provides access to a large 20m<sup>2</sup> storage area beneath the living room. A guest toilet completes this level.

Access to the upper floor is via a central metal staircase leading to a large hallway with a glass floor beneath exposed beams. It leads to a 20m<sup>2</sup> master bedroom, and three other bedrooms of 12, 11, and 9m<sup>2</sup>, one of which has a private balcony overlooking the garden. The modern and functional 13m<sup>2</sup> bathroom combines a bathtub, walk-in shower, and toilet. It can be divided into two separate areas with their own access points.

Adjacent to the house, a 15m<sup>2</sup> closed garage provides additional space for parking (car, motorcycle) or a workshop. A parking space in the private driveway, closed by an electric gate, completes this property, which is subject to co-ownership status.

The neighborhood offers all the necessary amenities: shops, schools, a middle school, and public transportation, with the Victor Basch tram line 2 just 600 meters away and La Garenne-Colombes train station 1,100 meters away.

Its large, well-insulated spaces (DPE C), its natural light, its lush greenery, and the surrounding tranquility make this a rare property, designed for those seeking space, character, originality, and modernity.

ENERGY CLASS: C / CLIMATE CLASS: C. Average energy prices indexed for 2021, 2022, and 2023 (including subscriptions): between euros2,340 and euros3,210.

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

Aude: - EI - RSAC - Nanterre

Condominiums of 7 units (No proceedings in progress).

Annual expenses : 848 euros.

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€992,000

### Key Information

Year Built:	1930
Internal Area:	178.49 sqm
Property Features:	
• Balcony:	1
Has a Garden	Yes

### Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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