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## 1930s Pavilion With Green Courtyard

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



**€895,000**

inc. of agency fees

3 Beds   2 Baths   135 sqm   0.02 ha

In a private cul-de-sac, ideally located a stone's throw from shops and all amenities, this 135 m2 pavilion from the 1930s has benefited from an extension and benefits from a green courtyard. On the ground...

### At a Glance

**Reference** MFH-PARIS4798EP

**Bed** 3

**Land** 0.02 ha

**Near to** La Garenne Colombes

**Bath** 2

**Pool** No

**Price** €895,000

**Hab.Space** 135 sqm

**Land Tax** N/A

### Property Description

In a private cul-de-sac, ideally located a stone's throw from shops and all amenities, this 135 m2 pavilion from the 1930s has benefited from an extension and benefits from a green courtyard.

On the ground floor, through a real entrance, you can access the warm living room of 20 m2 and a first bedroom.

By a first wooden staircase, one reaches a second bright bedroom of 14 m2 and a toilet. In the extension of

the living room, a spacious fitted kitchen open to a cathedral living room totaling 33 m<sup>2</sup> with more than 5 meters high at the ridge are bathed in light through the many windows.

This level is completed by a pantry adjoining the kitchen, a large laundry room and two bathrooms.

On the upper level, the parental space is composed of an 18 m<sup>2</sup> bedroom with a bathroom and a spacious dressing room which could be transformed into an office.

Calm, charm and potential characterize this place.

Possibility to park a car or several two wheels vehicles.

The house benefits from a partial basement which offers numerous storage possibilities.

Tram T2 - Les Fauvelles station 2 minutes walk away with access to La Défense in 5 mins and Gare de La Garenne-Colombes or Gare Courbevoie station 10 mins walk - Line J with access to Gare St Lazare in 10 mins.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR1,750 and EUR2,420.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€895,000

Key Information

Internal Area:	135 sqm
Land Area:	0.02 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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