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Triplex loft with green terrace in La Garenne Colombes

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



€760,000

inc. of agency fees

3 Beds

116 sqm

In a sought-after area, close to the shops on Rue Voltaire, this 116m2 triplex (114 m2 Carrez law) nestled in a small condominium benefits from a 30m2 green terrace. The ground floor leads to a pleasant...

At a Glance

Reference MFH-PARIS5634

Bed 3

Near to La Garenne Colombes

Pool No

Price €760,000

Hab.Space 116 sqm

Land Tax N/A

Property Description

In a sought-after area, close to the shops on Rue Voltaire, this 116m2 triplex (114 m2 Carrez law) nestled in a small condominium benefits from a 30m2 green terrace.

The ground floor leads to a pleasant living room consisting of a fully equipped eat-in kitchen. This opens onto a first living room, equipped with a pellet stove, extending towards a terrace. A pantry, laundry room

and separate toilet complete this level.

On the first floor, a warm 25m² living room is decorated with a fireplace and bathed in light thanks to the large bay windows. A large storage space and a spacious bathroom complete the upstairs.

On the second floor, two bedrooms of 23m² and 9m² respectively share a bathroom with toilet. This level offers the possibility of easily creating a third bedroom.

The location, calm and potential are the main assets of this property.

Two parking spaces complete this property subject to the co-ownership regime. Low charges.

Line L at 700 m towards Saint Lazare or La Défense in 10 mins - T2 at 800 m and numerous buses towards Neuilly and Porte Champerret.

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1,440 and euros1,980.

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

- - EI - RSAC: Nanterre

Condominiums of 4 units (No proceedings in progress).

Annual expenses : 1325 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Price	€760,000

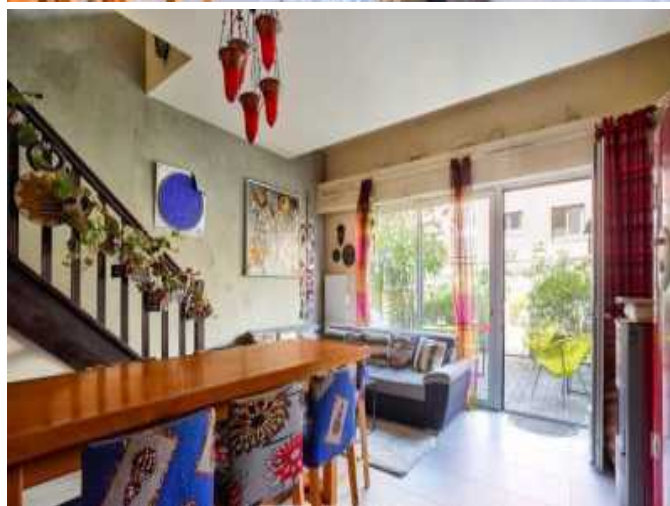
Key Information

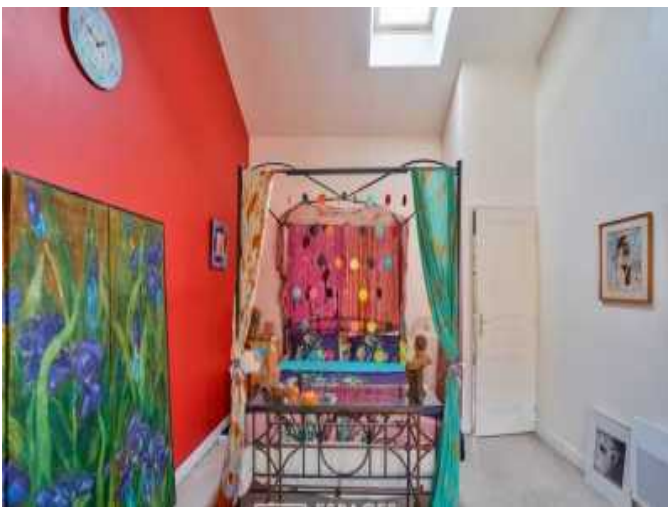
Year Built:	2005
Internal Area:	116 sqm

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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