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## Architect-designed house with large garden and outbuilding

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



**€1,600,000**

inc. of agency fees

6 Beds   2 Baths   300 sqm   0.07 ha

Ideally located, close to all amenities, this magnificent house of 260 m2 of living space with the look of a boat hull redesigned by an architect, benefits from a large green and wooded garden of approximately...

### At a Glance

<b>Reference</b>	MFH-PARIS5945	<b>Near to</b>	Colombes	<b>Price</b>	€1,600,000
<b>Bed</b>	6	<b>Bath</b>	2	<b>Hab.Space</b>	300 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located, close to all amenities, this magnificent house of 260 m2 of living space with the look of a boat hull redesigned by an architect, benefits from a large green and wooded garden of approximately 600m2. At the bottom of the plot, another functional house of 43m2.

On the ground floor, a real entrance leads to the 56 m<sup>2</sup> living space consisting of a living room and a cathedral lounge with high ceilings and a fireplace. Large French doors bring in beautiful light and open onto the large wooden terrace, facing south. Near the living room is the fully equipped dining kitchen. On this same level, a suite with a bedroom, a fitted dressing room and a bathroom. A large office of 13 m<sup>2</sup> and a spacious laundry room complete the ground floor.

Via a wide staircase, you access the sleeping area made up of four spacious bedrooms which share a bathroom and a shower room. As an extension, a mezzanine bathed in light houses a second intimate lounge which overlooks the living room.

The semi-buried basement of 153 m<sup>2</sup> offers a huge sports/games room of 65 m<sup>2</sup> with windows, a workshop, a wine cellar, a boiler room as well as a storage room. This space offers numerous possibilities for layout and uses.

At the bottom of the garden, a small house composed of a kitchen equipped with an island open to the living room and a bedroom with a mezzanine as well as a bathroom. It offers an attractive rental yield.

The property also has two large boxes allowing parking for three cars. Not overlooked and quiet, this holiday-style house offers a true haven of peace close to the station and shops.

Colombes station Line J 450 m direct access in 15 mins to Gare Saint Lazare.

ENERGY CLASS: C / CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1760 and euros2430.

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

Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€1,600,000

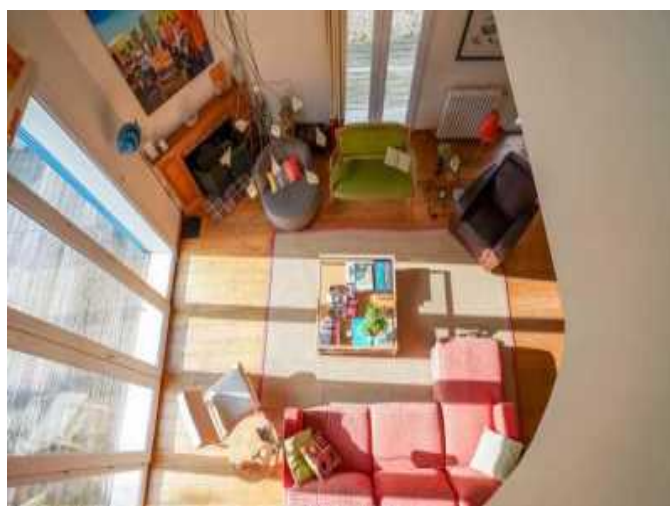
Key Information

Internal Area:	300 sqm
Land Area:	0.07 ha
Has a Garden	Yes

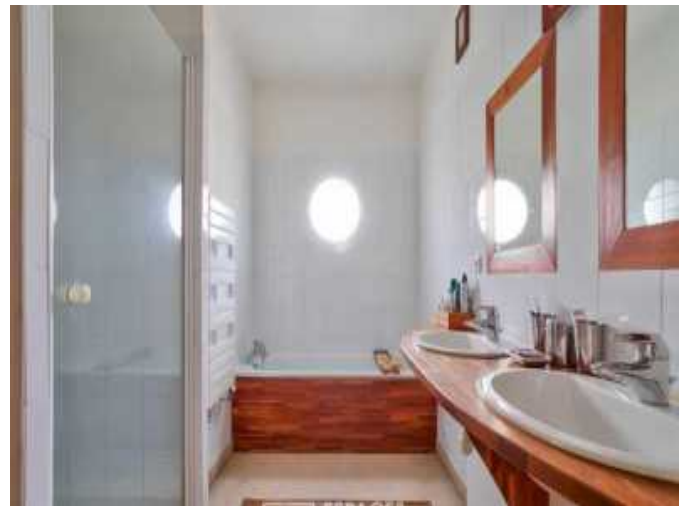
Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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