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Loft house with garden and terrace in former printing house

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



€945,000

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 m² loft combines the charm of its half-timbered...

At a Glance

Reference MFH-PARIS10186-C2

Bed 4

Near to Colombes

Bath 1

Pool No

Price €945,000

Hab.Space 178.49 sqm

Land Tax N/A

Property Description

Set back on a private driveway in the Gabriel Péri district, a former printing house transformed into a 178 m² loft combines the charm of its half-timbered walls with generous volumes. A haven of peace, perfectly southwest-facing, opening onto a 108 m² garden, enhanced by a beautiful 11 m² terrace, offering a living environment of rare tranquility.

The 85 m² 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 20m² 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 20m² master bedroom, and three other bedrooms of 12, 11, and 9m², one of which has a private balcony overlooking the garden. The modern and functional 13m² 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 15m² 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 Géorisques 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	€945,000

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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S. and L. BROWN



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