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## 1930s Townhouse

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



**€749,000**

inc. of agency fees

4 Beds 1 Baths 178 sqm 0.01 ha

Equidistant from Bois-Colombes train station and Les Agnettes metro station, this detached 1930s brick house offers 178 m<sup>2</sup> of living space on three levels....

### At a Glance

**Reference** MFH-PARIS10298-C1

**Bed** 4

**Land** 0.01 ha

**Near to** Bois Colombes

**Bath** 1

**Pool** No

**Price** €749,000

**Hab.Space** 178 sqm

**Land Tax** N/A

### Property Description

Equidistant from Bois-Colombes train station and Les Agnettes metro station, this detached 1930s brick house offers 178 m<sup>2</sup> of living space on three levels. Nestled in a quiet environment close to shops, it offers a rare living environment combining old-world charm and multiple design possibilities.

Its spacious 49 m<sup>2</sup> artist's studio with a separate entrance makes it a unique property, ideal for a professional activity, a loft, or additional living space.

From the entrance, the colorful mosaic tiles set the tone.

A wooden staircase bathed in light from a glass roof leads to the upper floors. On the first level, a bright living room and an open kitchen provide a welcoming space, complemented by two spacious bedrooms measuring 11 m<sup>2</sup> and 14 m<sup>2</sup>.

Under the eaves, the second floor reveals two superb bedrooms with generous volumes, enhanced by solid wood flooring and exposed beams. A bathroom with a toilet completes this space.

Outside, a small 10 m<sup>2</sup> courtyard provides ample storage space, with a dedicated area for two-wheelers.

This house boasts modern amenities, including a heat pump and a thermodynamic water heater, ensuring comfort and energy savings. Its strategic location ensures immediate proximity to shops, schools, and public transportation, facilitating access to Paris.

This characterful house, unique volumes, and development potential make this property a rare opportunity in Bois-Colombes. A unique living space that will appeal to lovers of authenticity looking for a space to personalize.

Transportation:

- Trains: Line J at Bois-Colombes station is a 10-minute walk away and connects you to St-Lazare station in 15 minutes.
- Metro: Line 13 Les Agnettes is 1 km away and takes you to the heart of Paris in just a few stops. Line 15 will soon serve this stop.
- Buses in the immediate vicinity

ENERGY CLASS: E / CLIMATE CLASS: B.

Estimated average annual energy costs for standard use, based on 2021 energy prices:  
between euros1,760 and euros2,430.

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

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€749,000

Key Information

Year Built:	1930
Internal Area:	178 sqm
Land Area:	0.01 ha

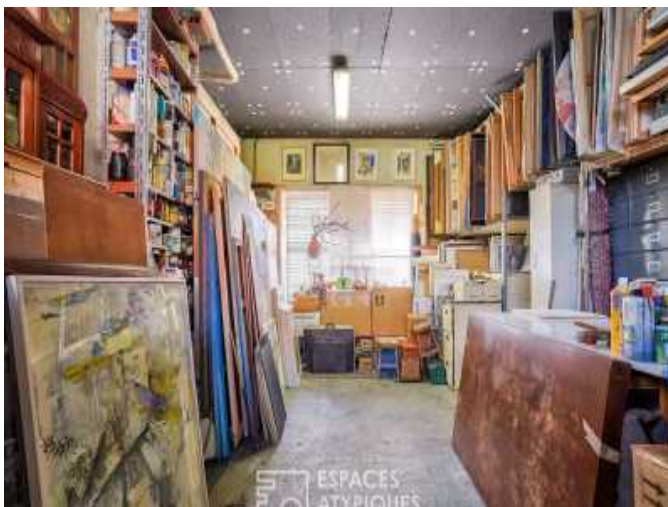
Location: Paris Ile-de-France



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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