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Loft in a former marble works with rooftop terrace

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



€1,145,000

inc. of agency fees

3 Beds 1 Baths **144.67** sqm

In the sought-after Hoche neighborhood, located on the 2nd and top floor of a gated and secure residence, this 144m² (Carrez law) loft, redeveloped from...

€1,145,000

At a Glance

Near to **Reference** MFH-PARIS10338 Colombes

Bed Bath Hab.Space 144.67 sqm 3 1

Pool

Land Tax N/A No

Price

In the sought-after Hoche neighborhood, located on the 2nd and top floor of a gated and

secure residence, this 144m² (Carrez law) loft, redeveloped from a former marble factory,

captivates with its industrial character, its glass roof, and its 100m² (1,184 sq ft) west-facing

rooftop terrace.

Upon entering, a bright office space opens onto the terrace and creates a seamless visual

continuity with the living room thanks to its interior glass roof. The inviting, light-filled living

area is centered around a cozy lounge and an open kitchen with a simple, contemporary

design.

A master suite offers beautiful amenities with a full bathroom (shower and bathtub) and ample

custom-made storage. Two additional bedrooms, each with their own bathroom, ensure

comfort and privacy for all occupants. A separate laundry room provides additional functional

space. Outside, the 100 m² terrace is a true extension of the living space and enjoys optimal

sunshine all day long, ideal for meals, relaxing, or summer evenings. An outdoor closet,

accessible from the terrace, provides convenient storage space for outdoor furniture, tools,

and other equipment.

Two parking spaces complete this property. Colombes train station (Line J to Saint-Lazare in

11 minutes) and the city center are within walking distance in 5 minutes. The Hoche school is

in the immediate vicinity.

This unique loft combines industrial charm, brightness, and a smart layout in a prime location.

ENERGY CLASS: D / CLIMATE CLASS: B. Average energy prices indexed for 2021, 2022, and

2023 (including subscriptions): between euros2,090 and euros2,890.

Aude: - EI - RSAC - Nanterre

Condominiums of 36 units

Annual expenses: 2580 euros.

Summary

Property type: Apartment

Bedrooms: 3

Bathrooms 1

Price €1,145,000

Key Information

Year Built: 2011

Internal Area: 144.67 sqm

Location: Paris Ile-de-France



Gallery









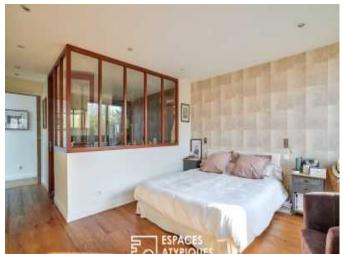
























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C. BAUER - Sunday Times

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