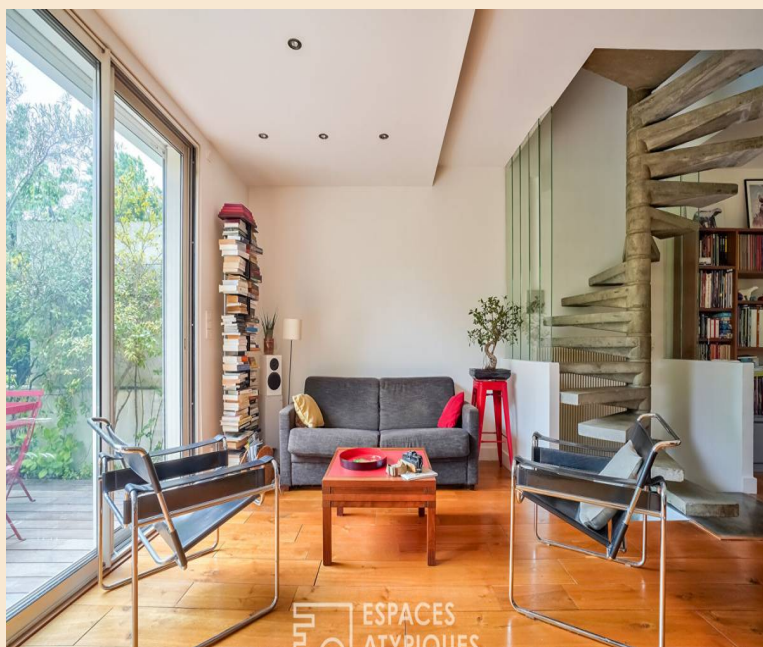


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Family home with tree-lined terraces, pool area

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



€1,010,000

inc. of agency fees

3 Beds 140 sqm 0.01 ha

In the heart of the sought-after swimming pool district of Bois-Colombes, this 1930s house captivates with its timeless charm and redesigned architecture....

At a Glance

Reference MFH-PARIS10840

Near to Bois Colombes

Price €1,010,000

Bed 3

Pool No

Hab.Space 140 sqm

Land 0.01 ha

Land Tax N/A

Property Description

In the heart of the sought-after swimming pool district of Bois-Colombes, this 1930s house captivates with its timeless charm and redesigned architecture.

With 138 m² of living space (excluding the basement), it was completely renovated and redesigned in 2006 by an architect, elegantly combining contemporary materials with original features.

Built on a 132 m² plot, it benefits from a lush and private setting, enhanced by two tree-lined terraces at the front and rear, one of which faces south and is sheltered from view. A sought-after location, equidistant from the Bois-Colombes and Les Vallées train stations, and close to shops.

The house opens onto a beautiful 47 m² dual-aspect living room bathed in natural light, featuring elegant hardwood flooring and a fireplace. The open-plan kitchen naturally flows into the living and dining rooms, creating a warm and welcoming atmosphere.

A resolutely modern concrete staircase, the true backbone of the house, leads to the upper floors.

On the first floor, two large bedrooms, each equipped with built-in storage, have their own bathroom and toilet, ensuring comfort and independence. The top floor houses an air-conditioned master suite with a 22m² dressing room, a bathroom with a shower and toilet, and a 16m² private terrace, ideal for relaxation.

The basement offers functional additional spaces: a spare room, laundry room, shower room, toilet, and garage complete the ensemble.

The carefully landscaped exterior offers two tree-lined terraces allowing guests to enjoy the beautiful weather in complete privacy. Car access adds real comfort to everyday life. The

immediate environment combines residential calm with a vibrant neighborhood, with schools, shops, and public transportation within walking distance.

The unique character of this house lies in the subtle blend of period charm and contemporary boldness. A unique address, designed for elegant and seamless family living, in the heart of a sought-after area of ??Bois-Colombes.

ENERGY CLASS: D / CLIMATE CLASS: D.

Estimated average annual energy costs for standard use, based on average energy prices indexed for the years 2021, 2022, and 2023 (including subscriptions): between euros2,340 and euros3,230.

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

Summary

Property type:	House
Bedrooms:	3
Price	€1,010,000

Key Information

Year Built:	1930
Internal Area:	140 sqm
Land Area:	0.01 ha

Location: Paris Ile-de-France



Gallery







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C. BAUER – Sunday Times

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S. and L. BROWN



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