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## Family home in the central district of La Garenne Colombes

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



**€1,100,000**

inc. of agency fees

5 Beds      1 Baths      148 sqm

In a quiet and residential street, this bright and dual-aspect townhouse of 148 m<sup>2</sup> of living space is enhanced by a terrace and a garden. The entrance...

### At a Glance

**Reference** MFH-PARIS8375-C5

**Bed** 5

**Near to** La Garenne  
Colombes

**Bath** 1

**Pool** No

**Price** €1,100,000

**Hab.Space** 148 sqm

**Land Tax** N/A

### Property Description

In a quiet and residential street, this bright and dual-aspect townhouse of 148 m<sup>2</sup> of living space is enhanced by a terrace and a garden.

The entrance is via a paved and tree-filled courtyard that leads to the house, set back from the street. A large vestibule serves a storage space and provides access to the two adjoining parking spaces, offering the privilege of a ground-level arrival by car.

On the main floor, a large welcoming reception room opens through large bay windows onto an intimate south-west-facing garden, inviting relaxation and convivial moments. An optimized independent kitchen is fully furnished and equipped. A bedroom with built-in storage completes this level.

A second floor offers a family layout, dedicated to rest and privacy.

It serves a master suite comprising a bedroom, a dressing room and an adjoining shower room. In addition, there is a workspace that can be converted into a child's bedroom if necessary. Two other bedrooms equipped with cupboards have the particularity of offering a beautiful height under ceiling for one and a mezzanine for the other. A bathroom and separate toilet complete this level.

A small staircase leads up to the attic, which can be used as a games room, an extra bedroom or a storage space.

In the basement, a functional space of 17 m<sup>2</sup> has been fitted out to combine storage, a gym and a laundry room.

The calm, the house spirit and the volumes make it a sought-after property in the area.

Located close to all amenities: shops, restaurants, schools, 10 minutes walk from the Place du Marché de la Garenne, the T2 Les Fauvelles or the Courbevoie SNCF train station.

Property subject to the co-ownership regime, 114 lots including 33 residential lots, no

procedures in progress.

ENERGY CLASS: D / CLIMATE CLASS: B.

Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between euros1,744 and euros2,360.

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

YON - - EI - RSAC: Nanterre.

Condominiums of 114 units (No proceedings in progress).

Annual expenses : 2553 euros.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,100,000

Key Information

Year Built:	2006
Internal Area:	148 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



## Gallery









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**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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