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## Duplex loft with two terraces

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



# €570,000

inc. of agency fees

2 Beds      1 Baths      117 sqm

Located in a former plastics factory, converted into five lofts in the 2000s, this 100.74 m<sup>2</sup> Carrez duplex loft with a house feel is enhanced by two outdoor...

### At a Glance

|                  |                  |                |          |                  |          |
|------------------|------------------|----------------|----------|------------------|----------|
| <b>Reference</b> | MFH-PARIS8064-C8 | <b>Near to</b> | Colombes | <b>Price</b>     | €570,000 |
| <b>Bed</b>       | 2                | <b>Bath</b>    | 1        | <b>Hab.Space</b> | 117 sqm  |
|                  |                  | <b>Pool</b>    | No       | <b>Land Tax</b>  | N/A      |

### Property Description

Located in a former plastics factory, converted into five lofts in the 2000s, this 100.74 m<sup>2</sup> Carrez duplex loft with a house feel is enhanced by two outdoor spaces.

Access is via a dead end, guaranteeing absolute calm and total absence of vis-à-vis, where you have two private vehicle spaces.

You will be welcomed by a first terrace of 35 m<sup>2</sup> facing southwest, opening onto a vast cathedral living room of 39 m<sup>2</sup> orchestrated by the original metal structures.

In continuity, a semi-open kitchen and dining area of almost 20m<sup>2</sup> gives access to a second terrace of 35m<sup>2</sup>, ideal for summer barbecues.

A corridor leads to an office space ideal for teleworking with a view of the rear terrace, a bathroom equipped with a bathtub and a walk-in shower, a separate toilet and a first bedroom with custom-made cupboards.

On the mezzanine, a second bedroom where the metal beams and the porthole bring a unique charm.

The large glass facades, the zenithal openings and the open spaces ensure visual continuity and beautiful light ideal for a family looking for space and conviviality.

Located close to all amenities, 3 minutes walk from the T1 tram, 10 minutes from the Stade train station (line J), 13 minutes from the Colombes train station (line J).

Well subject to the co-ownership regime, 5 lots including 5 residential lots, no procedures in progress.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between euros1,010 and euros1,420.

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

YON - - EI - RSAC: Nanterre.

Condominiums of 5 units (No proceedings in progress).

Annual expenses : 2000 euros.

## Summary

|                |           |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms:      | 2         |
| Bathrooms      | 1         |
| Price          | €570,000  |

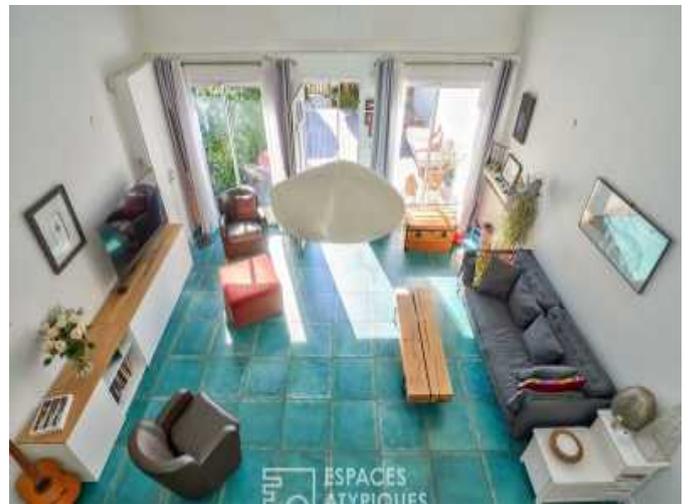
## Key Information

Internal Area: 117 sqm

## 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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