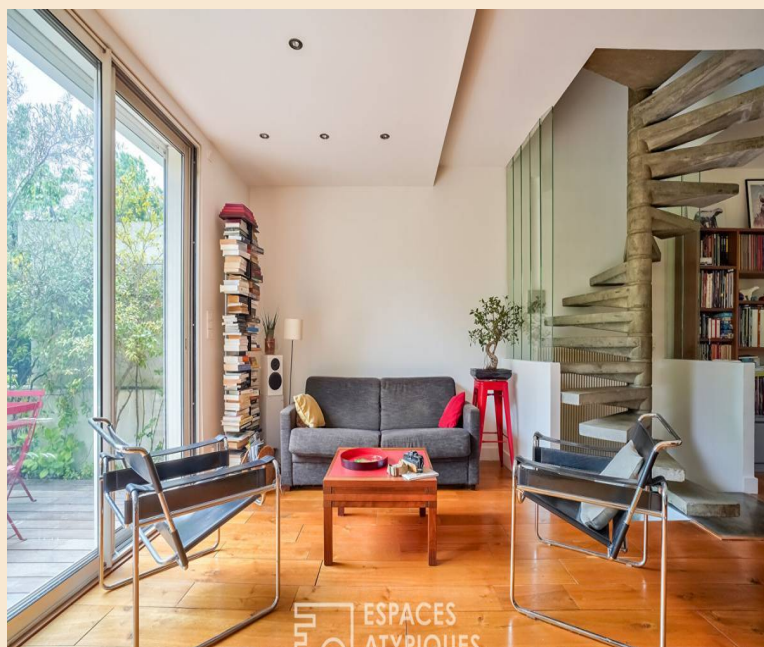


[Click to view MFH-PARIS10840-C1](#)

## 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-C1

**Bed** 3

**Land** 0.01 ha

**Near to** Bois Colombes

**Pool** No

**Price** €1,010,000

**Hab.Space** 140 sqm

**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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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 22m<sup>2</sup> dressing room, a bathroom with a shower and toilet, and a 16m<sup>2</sup> 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

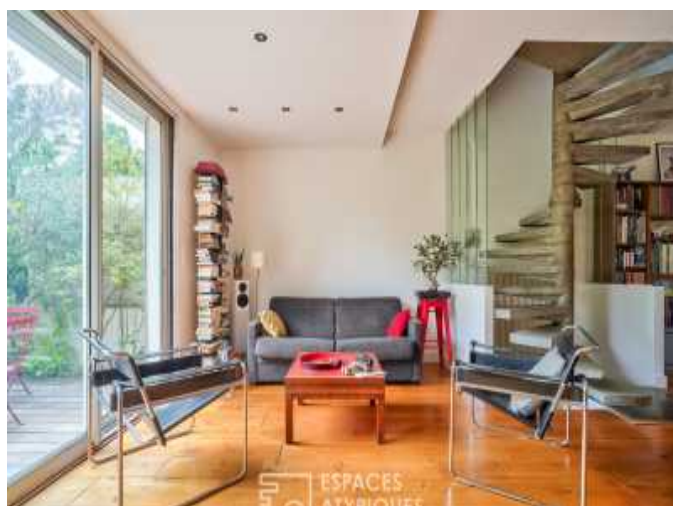
Key Information

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

Location: Paris Ile-de-France



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

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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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