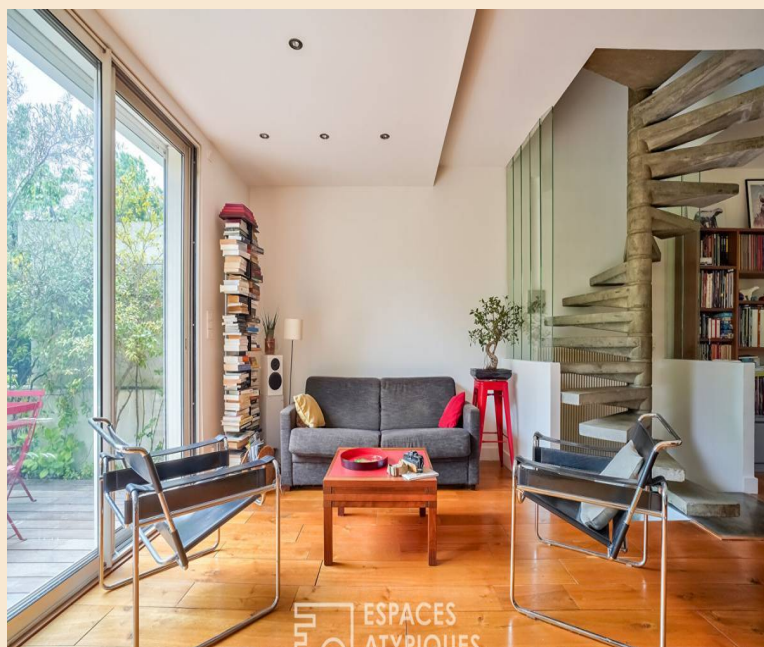


[Click to view MFH-PARIS10840-C2](#)

## 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-C2

**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 |

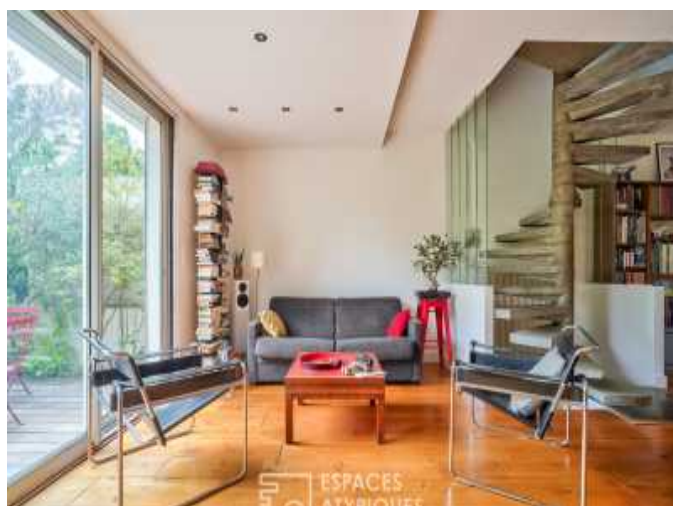
Key Information

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

Location: Paris Ile-de-France



## Gallery









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

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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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