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## Loft in a former marble works with rooftop terrace

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

**€1,145,000**

inc. of agency fees

3 Beds    1 Baths    144.67 sqm

In the sought-after Hoche neighborhood, located on the 2nd and top floor of a gated and secure residence, this 144m<sup>2</sup> (Carrez law) loft, redeveloped from...

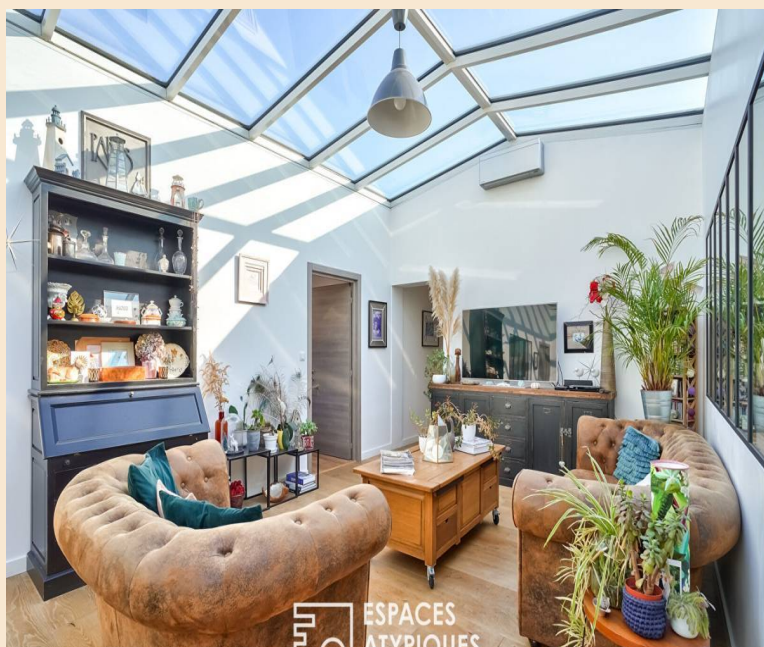
### At a Glance

**Reference** MFH-PARIS10338-C1  
**Bed** 3

**Near to** Colombes  
**Bath** 1  
**Pool** No

**Price** €1,145,000  
**Hab.Space** 144.67 sqm  
**Land Tax** N/A

### Property Description



In the sought-after Hoche neighborhood, located on the 2nd and top floor of a gated and secure residence, this 144m<sup>2</sup> (Carrez law) loft, redeveloped from a former marble factory, captivates with its industrial character, its glass roof, and its 100m<sup>2</sup> (1,184 sq ft) west-facing rooftop terrace.

Upon entering, a bright office space opens onto the terrace and creates a seamless visual continuity with the living room thanks to its interior glass roof. The inviting, light-filled living area is centered around a cozy lounge and an open kitchen with a simple, contemporary design.

A master suite offers beautiful amenities with a full bathroom (shower and bathtub) and ample custom-made storage. Two additional bedrooms, each with their own bathroom, ensure comfort and privacy for all occupants. A separate laundry room provides additional functional space. Outside, the 100 m<sup>2</sup> terrace is a true extension of the living space and enjoys optimal sunshine all day long, ideal for meals, relaxing, or summer evenings. An outdoor closet, accessible from the terrace, provides convenient storage space for outdoor furniture, tools, and other equipment.

Two parking spaces complete this property. Colombes train station (Line J to Saint-Lazare in 11 minutes) and the city center are within walking distance in 5 minutes. The Hoche school is in the immediate vicinity.

This unique loft combines industrial charm, brightness, and a smart layout in a prime location.

ENERGY CLASS: D / CLIMATE CLASS: B. Average energy prices indexed for 2021, 2022, and 2023 (including subscriptions): between euros2,090 and euros2,890.

Aude: - EI - RSAC - Nanterre

Condominiums of 36 units

Annual expenses : 2580 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,145,000

Key Information

Year Built:	2011
Internal Area:	144.67 sqm

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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