



House

COLOMBES (92)

640 000 €*

* Agency fees to be paid by the seller



94 m²



6 pièce(s)

PROPERTY DESCRIPTION

*** VIRTUAL TOUR AVAILABLE ON REQUEST... COLOMBES (92)... PETITE GARENNE AREA... 4 BEDROOM HOUSE... EARLY 19TH CENTURY... 94M² ON 175M² LAND... RENOVATED AND EXPANDED IN 2021... BRIGHT... LARGE BASEMENT ***

In the family neighbourhood very sought after in Petite Garenne in Colombes (92), quiet and residential, close to schools, shops and train stations, I open the doors of this charming house from 1930, a former chalet, with generous volumes having benefited from a renovation and expansion in 2021 with taste and beautiful materials.

Open the gate of this little gem of 94m² established on a plot of 175m² and discover the pretty and original facade of this house offering a garden that you will enjoy for your Sunday barbecues.

A few steps at the entrance from the porch of the house lead you to the entrance of the house which develops two levels.

On the 1st level, lit by its numerous windows, the entrance leads to a living room with open fitted kitchen of 36m², a master suite with bathroom (9.7m² + 3.29m²), a WC with hand basin independent.

Join a terrace out of sight for morning coffee through the kitchen window.

A majestic staircase with high ceilings will take you to a half-level which leads to a child's bedroom.

The upper floor offers two additional bedrooms and a bathroom with suspended toilet.

A total basement of 39m², with a height of more than 1m80, tiled with laundry area, cellar, boiler room and numerous storage spaces completes the house as well as a space for parking a small car or bicycles or motorcycles.

This house will delight you with its character and its services, its volumes, its brightness, its excellent location (ideal school area, proximity to the Garenne-Colombes station, shops, the city center, nurseries, etc.) and the possibility of parking for free in the blue zone in front of and around the house.

A REAL FAVORITE, FOR COUNTRYSIDE LOVERS CLOSE TO PARIS, THIS HOUSE IS ONLY WAITING FOR YOU! Nombre de lots de la copropriété : 2, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 0€ soit 0€ par mois. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 835254
Property type House
Year of construction 1930

SURFACES

Living space 94 m²
Surface Carrez Law 93.87 m²
Living room surface 34 m²
Land surface 175 m²

CONDOMINIUM INFORMATION

Condominium property Yes
Condominium lots count 2

COMPOSITION

Number of rooms 6
Number of bathrooms 1
Toilets count 2
Washrooms 1

DPE/GES

DPE 164
GES 19

APPENDIX

Cellar 1
Videophone Non

SERVICES

Heater gaz
Kitchen américaine



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle