



Apartment

LA GARENNE COLOMBES (92)

295 000 €



46 m²



2 pièce(s)



1 chambre(s)

PROPERTY DESCRIPTION

Discover this haven of tranquility and light, charming two-room apartment of 46,207m² with balcony, not overlooked, in the heart of a small green condominium. Located on the 1st floor, this south-facing apartment promises you optimal sunshine, for a daily life bathed in softness. The entrance, equipped with a cupboard, opens onto a bright kitchen. The spacious living room opens onto a welcoming balcony, inviting you to relax. The bedroom with direct access to the bathroom offers a cocoon of tranquility, complemented by a well-designed laundry area. To complete this picture, a concrete cellar offers you all the space you need to store your belongings. Possibility of purchasing a box for your vehicle (additional charge). Located in the immediate vicinity of shops, with buses to La Défense and Paris 5 minutes away and the train station just 12 minutes away on foot, this apartment is the perfect balance between residential serenity and active urban life. Don't miss this opportunity to live in a privileged setting in La Garenne-Colombes. Visits possible every day including Saturday and Sunday whenever you wish. Take the first step towards your new home! BÉnédicte Calvanese Capifrance 0610284255.

Nombre de lots de la copropriété : 35, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 3580€ soit 298€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,87% TTC du prix hors honoraires.

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!



**Bénédicte
CALVANESE**

**PARIS-17EME-
ARRONDISSEMENT
(75017)**

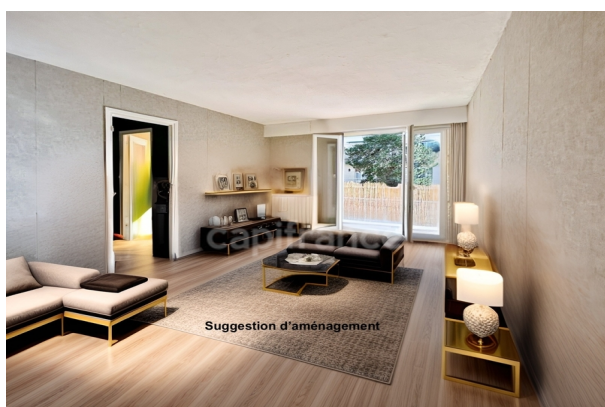
Agent

RSAC : 422 547 703 00021

Courts service city : PARIS

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 844121

Property type Apartment

Year of construction 1972

Floor number 1

Floors count 2

Exposure South

View Vue dégagée, sur Jardin

SURFACES

Living space 46 m²

Surface Carrez Law 46.21 m²

Living room surface 18 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 35

Condominium fees 298 €/mois

Share of expenses 3 580 €

COMPOSITION

Number of rooms 2

Number of bedrooms 1

Number of bathrooms 1

Toilets count 1

Balcony 1

DPE/GES

DPE 293

GES 64

APPENDIX

Cellar 1

Videophone Non



CAPIFRANCE
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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