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## Renovated architect-designed house with outdoor swimming pool

Crespieres , Yvelines , Paris Ile-de-France



**€1,695,000**

inc. of agency fees

4 Beds    1 Baths    260 sqm    0.6 ha

Located in the pleasant, particularly sought-after town of Cresprières, 30 minutes from Paris, this magnificent house from the 70's, 254 sqm on the ground, (238 sqm Carrez), avant-garde in its design,...

### At a Glance

<b>Reference</b>	MFH-PARIS5063-cpy	<b>Near to</b>	Crespieres	<b>Price</b>	€1,695,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	260 sqm
<b>Land</b>	0.6 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the pleasant, particularly sought-after town of Cresprières, 30 minutes from Paris, this magnificent house from the 70's, 254 sqm on the ground, (238 sqm Carrez), avant-garde in its design, has been completely renovated by its current owners , with beautiful quality materials while respecting its original structure and enhancing its long glass facade which has nicely deployed its interior volumes, and offers a

beautiful projection onto its landscaped park of more than 6,000 sqm. The entrance provides access to the spacious living room decorated with a central fireplace, under an 8 meter high cathedral ceiling, and its pleasant dining room with a slightly raised top. The office has allocated itself the mezzanine, taking advantage of the view overlooking this bright 80 sqm living space, while maintaining a privileged view of its park and its terrace which surrounds the 6x12 heated swimming pool, not overlooked. The independent kitchen, from the Italian brand "Zecchinon", is just as perfectly created with its beautiful features, studied in its organization and its numerous storage spaces with a surface area of 27 sqm, while benefiting from a laundry room. On this plateau, the master bedroom with a total surface area of 46 sqm is opened through a double pocket door. It takes advantage of the green environment offered by its bay windows and its personal fireplace, while granting itself the delicious privilege of a spacious bathroom/shower with its two dressing rooms. The staircase which connects the mezzanine provides access to a first large bedroom of 36 sqm decorated worthy of a luxury hotel, with plenty of storage space and its Italian shower with glass walls. The hallway distributes, on the left, a bedroom of 25 sqm with cupboards and bay windows and on the right a nicely furnished child's bedroom of 8 sqm with cupboard, which share a pleasant bathroom. A full basement of 157 sqm, consisting of a garage for 3 cars, a storage room, a cellar and a boiler room, completes the services of this beautiful property. This incredible, divinely atypical building, with unique contemporary architecture, meeting current standards (energy classification D and D), makes it possible to abolish any notion of boundary between the interior and exterior of the house to allow its views or its spirit escape into the elegant surrounding greenery (with the right to build on part of this property). A superb place to invest with family and friends. ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,530 and EUR3,470 Bus stop 4 mins away on foot (Versailles, Saint Germain en Laye, Marly le Roi) Nursery and elementary schools 3 minutes by car International school (Nursery, primary and middle school) Mareil sur Mauldre 6 minutes by car School pickups for: -Collège Jean Monnet de Feucherolles 7 mins away - Louis De Broglie high school in Marly le Roi 25 mins away - International high school of Saint-Germain-en-Laye 20 mins away - Notre Dame Institute Gare de Mareil sur Mauldre line L to Paris Saint Lazare 8 mins away by car Train station from Saint Nom la Bretèche line L and Tram 13 for RER A, 17 min by car A13 16 km to Porte de Paris in 30 min

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,695,000

Key Information

Year Built:	1975
Internal Area:	260 sqm
Land Area:	0.6 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Paris Ile-de-France



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