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## Contemporary architect house with terrace and garden

Le Pecq , Yvelines , Paris Ile-de-France



**€1,190,000**

inc. of agency fees

4 Beds   3 Baths   200 sqm   0.09 ha

This beautiful contemporary house was built on land which inspired its architecture to follow its curves. She has settled in an area highly sought after for its calm and green environment, in the pleasant...

### At a Glance

<b>Reference</b>	MFH-PARIS5720-cpy	<b>Near to</b>	Le Pecq	<b>Price</b>	€1,190,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.09 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This beautiful contemporary house was built on land which inspired its architecture to follow its curves. She has settled in an area highly sought after for its calm and green environment, in the pleasant town of Pecq in the immediate vicinity of Saint Germain en Laye. This building benefits from access on its side which is reached after a flight of steps. It opens onto a pleasant entrance which reveals the bright dining room opening

onto its terrace, and its living room with fireplace which combines 75 sqm of reception area then, a small music room/library which continues in an L shape. The openings spacious and very present offer a view of the greenery, an integral part of this environment, which protects the pleasant outdoor terrace from prying eyes. The large independent kitchen also benefits from access to the terrace with a view of the rear of its culminating garden. The staircase leads to the first floor dedicated to the sleeping area. It consists of a landing with storage, three beautiful bedrooms with their private closet and bathroom. One of them has a pleasant balcony. The garden level is organized by a pretty master suite, with its large dressing room, as well as its bathroom. In addition, there is a games room/TV lounge, a laundry room, a cellar and a garage. A carport, ahead of the garage, allows additional parking of a vehicle protected from bad weather. This beautiful family home with modern lines, renovated in 2018, has been nicely designed and studied to evolve according to the composition of its family. It presents beautiful reception volumes while remaining fluid in its organization, this in an idyllic setting. 8 minutes by car from the RER A and Tram 13 of Saint Germain en Laye, Collège Pierre et Marie Curie - Le Pecq 9 minutes by car, 33 minutes by bus. Collège Saint Erembert 20 minutes on foot or 11 minutes by bus, Collège Marcel Roby and Debussy 15 minutes on foot. Lycée Jeanne d'Albret 16 minutes on foot or 9 minutes by bus, 28 minutes by bus from the Lycée Internationale de Saint Germain en Laye, or 9 minutes by car. A13 at 8 km, to Pont de St Cloud in 25 min ENERGY CLASS: E / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021 : between EUR3,780 and EUR5,150 Condominiums of 110 units (No proceedings in progress).

Annual expenses : 3000 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€1,190,000

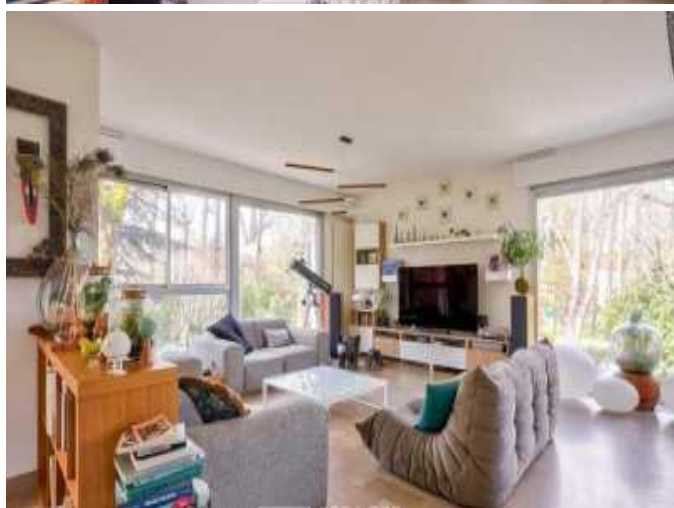
Key Information

Year Built:	1978
Internal Area:	200 sqm
Land Area:	0.09 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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