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## Old residence with breathtaking views of the Collegiate Church of Mantes...

Mantes La Jolie , Yvelines , Paris Ile-de-France



**€815,000**

inc. of agency fees

4 Beds 2 Baths 200 sqm 0.08 ha

Located in the historic center of Mantes la Jolie, a stone's throw from shops and schools, this atypical property steeped in local history offers two...

### At a Glance

<b>Reference</b>	MFH-PARIS5235-cpy	<b>Near to</b>	Mantes La Jolie	<b>Price</b>	€815,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the historic center of Mantes la Jolie, a stone's throw from shops and schools, this atypical property steeped in local history offers two walled hanging gardens and a captivating view of the famous collegiate church of Mantes la Jolie. The living spaces take place on several levels, gradually revealing an increasingly clear view. Beams, period tiles, old doors and the charm of the renovated old are there! On the garden level, an entrance opens onto a pleasant living room with a monumental cut stone fireplace, a pretty dining room, a charming fitted kitchen, and a small confidential office. The main living spaces are full of light and overlook the two hanging gardens. The opposite wing has a hallway with storage cupboards, a toilet, a laundry room, a games room and access to the double garage which is located on the street level. A wide and historic staircase leads to the upper floors with a first half-level bathroom. On the first floor, a landing with cupboard leads to two bright bedrooms with a rare view. The upper floors also accommodate a pretty bedroom with a view and a bathroom with shower, bathtub and exposed old beams, then a "mirador" bedroom with 4 openings which offer a privileged 360° view of the city and the Valley of the Seine. The two gardens offer numerous spaces to invest in depending on the weather and your desires: an intimate terrace with barbecue on the kitchen side, an outdoor lounge sheltered by a covered courtyard, a beautiful sunny garden with a view and a workshop. Finally, a cellar and two attics complete this rare and ideally located property. Schools, middle school and private high school 2 mins walk Town center shops 5 mins A13 axis 3 mins drive SNCF train station a few mins walk away. ENERGY CLASS: F / CLIMATE CLASS C: Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR4,350 and EUR5,910. Katia

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€815,000

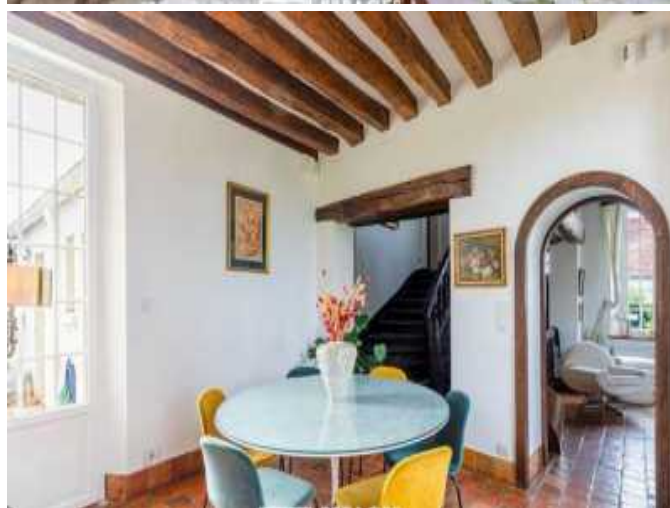
Key Information

Internal Area:	200 sqm
Land Area:	0.08 ha
Has a Garden	Yes

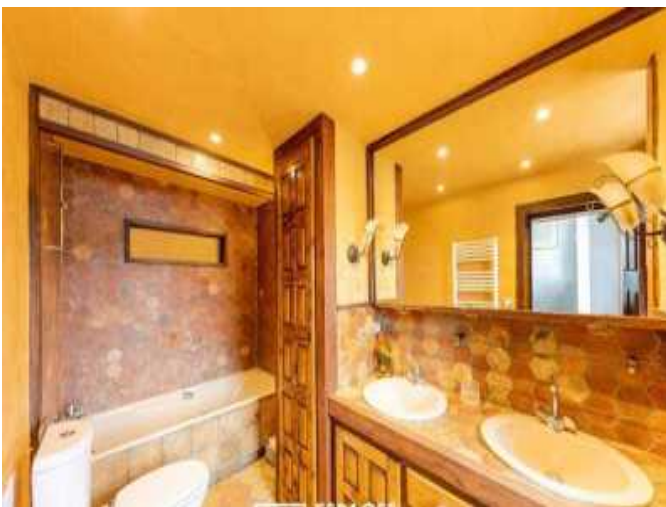
Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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