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## Authentic Anglo-Norman style property in the historic center of Villennes...

Villennes Sur Seine , Yvelines , Paris Ile-de-France



# €1,380,000

inc. of agency fees

8 Beds 2 Baths 323.87 sqm 0.33 ha

An exceptional property without any nuisance with beautiful volumes and very high ceilings (3.3 m) surrounded by a park of 3550 sqm with century-old trees...

### At a Glance

**Reference** MFH-PARIS7483-cpy

**Bed** 8

**Land** 0.33 ha

**Near to** Villennes Sur Seine

**Bath** 2

**Pool** No

**Price** €1,380,000

**Hab.Space** 323.87 sqm

**Land Tax** N/A

### Property Description

An exceptional property without any nuisance with beautiful volumes and very high ceilings (3.3 m) surrounded by a park of 3550 sqm with century-old trees (swimming pool) 5 min walk from shops, schools and train station (25 min from Paris St.Lazare line Mantes -Paris St. Lazare (future RER E)) and 5 min access A13 / A14. This bourgeois residence built in 1870 is listed. It includes an entrance with two accesses, a reception room, a dining room with stained glass windows and a monumental fireplace in carved wood which brings this charm of Yesteryear and access to a shaded terrace and a fitted kitchen. A splendid solid wood staircase takes you first to a mezzanine with toilet and sink and then to the first floor serving three bedrooms, including a master suite with its shower room and access to a beautiful terrace with a magnificent view of the park, a bathroom, a separate toilet, sink. And finally to the top floor with a landing serving a bedroom, a toilet and two sinks and another sumptuous bedroom with lots of character thanks to its private balcony and beautiful openings overlooking the park. This floor also has a storage room, an office and an access hatch to the insulated attic. The basement is composed of a workshop, a boiler room with a very recent boiler (2022) with city gas, a laundry room and a cellar. Work to be planned. A caretaker's house (with recent electric heating) in millstone of approximately 60 sqm of living space completes this residence with incredible charm, with on the ground floor a living room with a fireplace opening onto a terrace of approximately 30 sqm, a fitted kitchen and a toilet and on the first level a landing serving 2 bedrooms, one of which has access to the bathroom. In the basement: a laundry room, a storage space and a garage. ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established from the average energy prices indexed on 1/1/2021: between EUR5,350 and EUR7,280. Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	House
Bedrooms:	8
Bathrooms	2
Price	€1,380,000

Key Information

Year Built:	1870
Internal Area:	323.87 sqm
Land Area:	0.33 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

Location: Paris Ile-de-France





## Gallery













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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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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