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## Art Deco house with cascading terraces and outbuilding in a bucolic garden

Le Pecq , Yvelines , Paris Ile-de-France



**€840,000**

inc. of agency fees

3 Beds 1 Baths 127 sqm 0.05 ha

This pretty Art Deco house from 1929 and its outbuilding located on the hillside of the most sought-after Pecq sector, are surrounded by greenery while...

### At a Glance

**Reference** MFH-PARIS7762-cpy

**Bed** 3

**Land** 0.05 ha

**Near to** Le Pecq

**Bath** 1

**Pool** No

**Price** €840,000

**Hab.Space** 127 sqm

**Land Tax** N/A

### Property Description

This pretty Art Deco house from 1929 and its outbuilding located on the hillside of the most sought-after Pecq sector, are surrounded by greenery while benefiting from the RER A of Saint Germain en Laye, accessible only 15 minutes on foot. The glass and wrought iron door opens onto the entrance which serves the independent kitchen and the pleasant living/dining room of 37 sqm which benefits from a terrace of 16 sqm. The first floor leads to the night space which consists of a landing, a dressing room, an office of 7.40 sqm, a bedroom of 16 sqm which benefits from a bathroom and its private terrace of 18 sqm. The level located on the ground floor is organized into a technical room, a bedroom of 15 sqm, its bathroom, then in a row, a space to be arranged according to your desires of 16 sqm. At the back of this house, the outbuilding has been discreetly installed to offer an office of 35 sqm, or an independent studio which benefits from an attic accessible by a flight of old stone steps. A parking space is possible in the property; This charming house atypical in its organization, ideally located, a stone's throw from the center of Saint Germain and its schools and high schools, will need some work to reaffirm its undeniable charm. To discover without moderation... Information on the risks to which this property is exposed is available on the Géorisques website: ENERGY CLASS: E / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR2,630 and EUR3,590 RER A and Tram 13 Saint Germain en Laye 15 min walk,

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€840,000

Key Information

Year Built:	1929
Internal Area:	127 sqm
Land Area:	0.05 ha
Has a Garden	Yes

Location: Paris Ile-de-France



## Gallery









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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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