

# Authentic family home of 221 sqm with swimming pool in Montainville

Montainville, Yvelines, Paris Ile-de-France





Located in Montainville, this renovated old house offers 253 sqm of floor space on a plot of 495 sqm. With its 7 rooms, including 4 bedrooms and an office....

# At a Glance

Reference	MFH-PARIS8150- cpy
Bed	4
Land	0.05 ha

Near toMontainvilleBath1PoolYes

Price€725,000Hab.Space221 sqmLand TaxN/A

#### **Property Description**

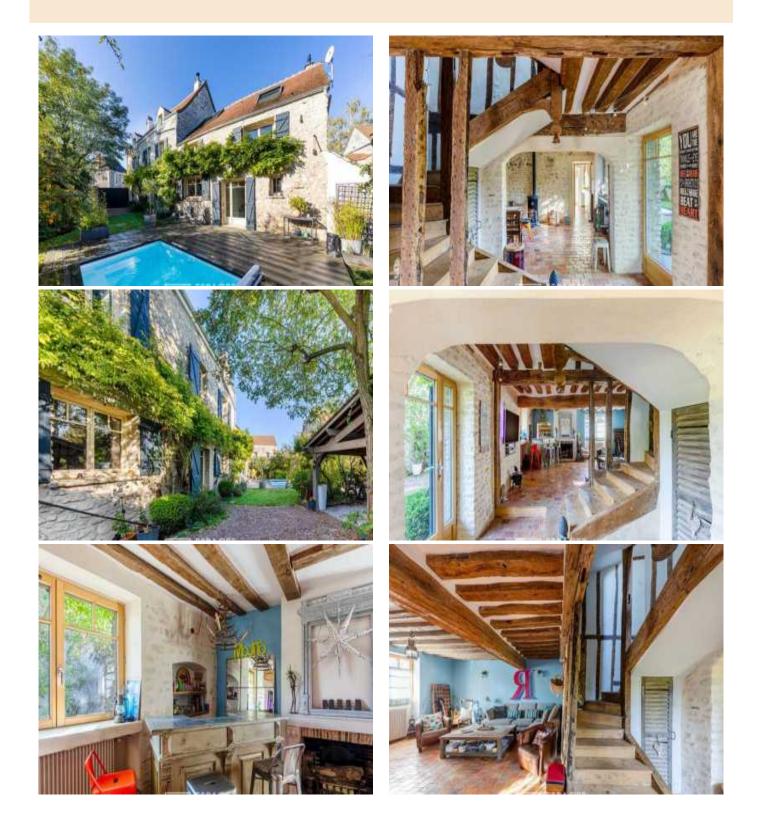
Located in Montainville, this renovated old house offers 253 sqm of floor space on a plot of 495 sqm. With its 7 rooms, including 4 bedrooms and an office. This property will appeal to lovers of authenticity. Old features such as exposed beams, stones and terracotta tiles give the interior a unique charm. The wooded garden is home to a beautiful heated swimming pool, creating a true haven of peace in the heart of the village. The garden level consists of a large entrance leading to a living room with fireplace, a warm dining room equipped with a stove, as well as a large kitchen, characteristic of traditional houses, where the cooking range and the chopping block add a touch of authenticity. A shower room with WC as well as a technical room with laundry room and boiler room complete this space. On the first floor, a landing leads on one side to a master suite with dressing room, bathroom and WC, and on the other to an office, a bedroom and a billiard room. The second floor offers two additional bedrooms and a bathroom to be refreshed, leaving room for possible development possibilities. Outside, the heated swimming pool and the bucolic charm of Montainville reinforce the attractiveness of this property with multiple assets. A carport, a cellar and an electric gate complete this property. Nursery and primary schools, 4 min walk. Collège de la Mauldre and high school by school bus. Mareil-sur-Mauldre train station 2 km away, for Paris Montparnasse direct in 52 min (transilien line N) Access A13/A14 15 mins by car, Porte de St Cloud or Paris la Défense 36 km away, ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR3,830 and EUR5,240

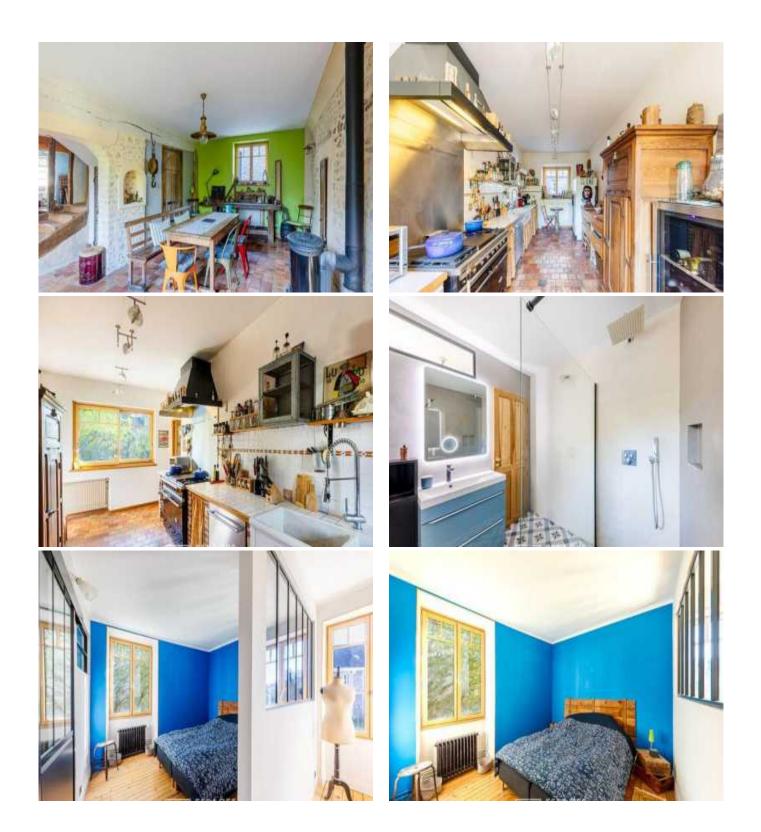
Summary		<b>Key Information</b>	
Property type:	House	Year Built:	1600
Bedrooms:	4	Internal Area:	221 sqm
Bathrooms	1	Land Area:	0.05 ha
Price	€725,000	Swimming Pool?	Yes

### **Location: Paris Ile-de-France**



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#### S. and L. BROWN



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