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## Exceptional property in the heart of Mantes la Jolie

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



# €682,500

**inc. of agency fees**

**3 Beds   1 Baths   242 sqm   0.02 ha**

House or apartment, the choice is yours! Out of sight, behind its imposing front door, hides this old post house. Close the door on the hustle and bustle...

### At a Glance

<b>Reference</b>	MFH-PARIS7136-cpy	<b>Near to</b>	Mantes La Jolie	<b>Price</b>	€682,500
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	242 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

House or apartment, the choice is yours! Out of sight, behind its imposing front door, hides this old post house. Close the door on the hustle and bustle of the city center and appreciate the calm and serenity of the place... On the ground floor, a double entrance with large cupboards acts as an airlock to outdoor life and takes us in front of a monumental staircase with double revolution which serves the main house. A small gym or office as well as a veranda complete this level, from which you also access the pleasant walled garden which gives this property a most atypical character! On the first floor, a large landing decorated with wall paneling leads on one side to a pretty master suite with numerous cupboards and its private shower room. On the other side, we discover a fitted and equipped dining kitchen with its double pantry, a dining room with its beautiful marble fireplace and its imposing trumeau, then a bright living room with light which opens onto a magnificent L-shaped terrace overlooking the garden. Two other bedrooms, one of which is 26 m<sup>2</sup>, a hallway converted into a dressing room and a large bathroom complete this floor. Above, we are amazed to discover an attic with a floor area of approximately 200 m<sup>2</sup> with exposed framework, which will leave you dreaming about the development prospects. In the basement, cellars steeped in history will delight lovers of good wine. Finally, you can enter your vehicles either on the garden side or in a closed box in the basement with private access to the garden. In addition to its very comfortable surface area and its enclosed garden in the city center, you will be charmed by the original plan of the living spaces, but also by the Hungarian point parquet floors, the detail of the woodwork ornaments, and the numerous stained glass windows entirely restored by craftsmen. SNCF station 5 mins walk RER E line planned for 2026 All shops within 2 steps of the door (Monoprix, many renowned food shops...) Schools, middle and high schools a few mins walk away. Including private schools. ENERGY CLASS: E / CLIMATE CLASS E Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR4,480 and EUR6,110. Katia

Condominiums of 4 units ().

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€682,500

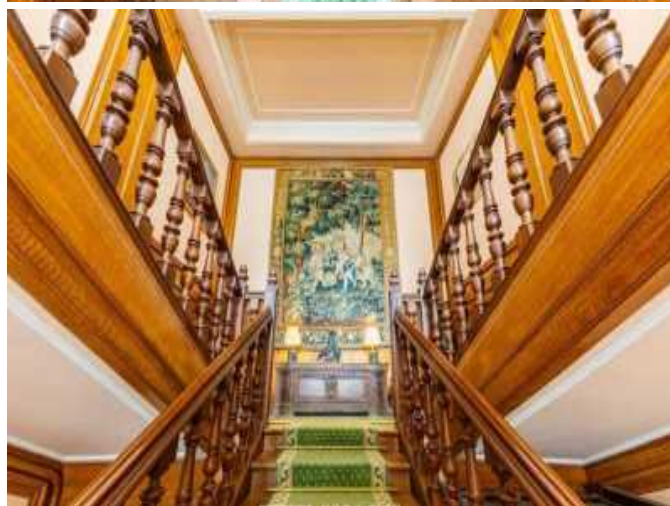
### Key Information

Internal Area:	242 sqm
Land Area:	0.02 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



## Gallery













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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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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