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## Make your dream come true by renovating a castle in the heart of Yvelines!

**Flins Neuve Eglise , Yvelines , Paris Ile-de-France**



# €1,050,000

**inc. of agency fees**

7 Beds 4 Baths 352.46 sqm 3.75 ha

In a village in the Yvelines less than 1 hour from Paris, this historic castle offers immense potential for heritage and renovation enthusiasts looking...

### At a Glance

<b>Reference</b>	MFH-PARIS9053	<b>Near to</b>	Flins Neuve Eglise	<b>Price</b>	€1,050,000
<b>Bed</b>	7	<b>Bath</b>	4	<b>Hab.Space</b>	352.46 sqm
<b>Land</b>	3.75 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In a village in the Yvelines less than 1 hour from Paris, this historic castle offers immense potential for heritage and renovation enthusiasts looking for greenery and nature.

The main building offers approximately 350 m<sup>2</sup> of living space spread over 4 levels.

On the ground floor, a superb entrance hall leads to a dining room with a monumental fireplace, a large reception room of over 50 m<sup>2</sup> with large openings overlooking the park, and a small kitchen to be redesigned.

The upper floors are served by spacious landings and currently total 9 very comfortable bedrooms, several bathrooms and an attic to be converted.

Period woodwork, authentic parquet floors and sculpted ceilings bear the history of this residence that is just waiting to be revived.

The semi-buried basement offers many development possibilities with its cellars, workshops and the former servants' kitchen.

The park of more than 3.5 hectares offers a bucolic and exceptional setting with its lime tree avenue classified as a Historic Monument. There is a tennis court to renovate, a gazebo sheltered from view which makes a real observation post to contemplate the park throughout the seasons.

Finally, the property has 400 m<sup>2</sup> of outbuildings to restore, spread around the castle: caretaker's house divided into several parts, garages, sheepfold, stables, and dovecote.

Train station, schools, college and shops in Bréval at 8 km

Local shops and school at 3.5 km

Axis A13 at 15 km

N12 at 13 km

ENERGY CLASS: G / CLIMATE CLASS G: Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between

euros19,170 and euros25,980.

Energy audit available on request.

Katia:

## Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	4
Price	€1,050,000

## Key Information

Internal Area:	352.46 sqm
Land Area:	3.75 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery















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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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