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## Old renovated house in the heart of Andresy with courtyard,

**Andresy , Yvelines , Paris Ile-de-France**



# €599,000

**inc. of agency fees**

**4 Beds**

**184 sqm**

This charming house with a surface area of 184 sqm (242 sqm on the ground) has been nicely renovated, and benefits from the heart of this charming town,...

### At a Glance

**Reference** MFH-PARIS9159

**Near to** Andresy

**Price** €599,000

**Bed** 4

**Pool** No

**Hab.Space** 184 sqm

**Land Tax** N/A

### Property Description

This charming house with a surface area of 184 sqm (242 sqm on the ground) has been nicely renovated, and benefits from the heart of this charming town, district of Saint Germain en Laye, with its small shops, restaurants, the train station for Paris Saint Lazare but also its superb banks of the Seine.

The entrance opens onto a hallway which serves a summer lounge facing the pretty interior courtyard of 34 sqm pleasantly furnished, a bedroom of 10 sqm with a generous dressing room and its shower room/laundry room.

The old staircase decorated with beautiful ironwork invites you to the upper floor composed of a landing which distributes, on the right: the superb living room with beautiful openings, old parquet flooring and its beautiful fireplace, on the left: the dining room which shares its space with the pretty kitchen cleverly furnished.

The second level, dedicated to the sleeping area, offers on one side: a pretty 15 sqm bedroom which benefits from a dressing room (formerly a 9.5 sqm bedroom), on the other: a beautiful 11 sqm bedroom, then a bathroom with quality decoration.

The last floor offers an attic converted into a reading corner and office/spare bedroom. A vaulted cellar completes the services of this property.

This family home, with bright rooms with a beautiful high ceiling on all its floors, is located in the most popular area of Andrésy and its proximity to the banks of the Seine. Impossible to resist the crazy charm of this superb Andrésienne...

Primary and nursery schools in the village 5 minutes walk away, Montessori School Collège Saint Exupéry 20 minutes walk away or 5 minutes by bus.

School bus to private establishments in the area such as the Lycée International de Saint Germain en Laye or Notre Dame les Oiseaux in Verneuil sur Seine Rowing Club,

Tennis Club and Golf Club nearby.

Train station 5 min walk away, (line J) for Saint Lazare station in 30 min. RER A station in Conflans Fin d'Oise 15 min by bus (line 11), or 5 min by car (lines J and L)

ENERGY CLASS: E / CLIMATE CLASS: E.

Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR3,400 and EUR4,640

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RSAC Versailles

Summary

Property type:	House
Bedrooms:	4
Price	€599,000

Key Information

Internal Area:	184 sqm
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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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