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## Authentic millstone renovated in 2016, 2 steps from the RER C Versailles-Porchefontaine...

Versailles , Yvelines , Paris Ile-de-France



# €1,092,000

inc. of agency fees

4 Beds   1 Baths   163 sqm   0.02 ha

Nestled in the sought-after Porchefontaine district of Versailles, this elegant 1930s Meulière seduces with its timeless charm and quality features. On...

### At a Glance

<b>Reference</b>	MFH-PARIS9070-cpy	<b>Near to</b>	Versailles	<b>Price</b>	€1,092,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	163 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled in the sought-after Porchefontaine district of Versailles, this elegant 1930s Meulière seduces with its timeless charm and quality features. On a plot of 179 sqm, this property offers a living area of 139 sqm (163 sqm on the ground floor) and benefits from a converted mezzanine, ideal for family life or personalized

development projects. Its private courtyard can accommodate up to three vehicles, a rare asset in this sought-after area. Inside, the harmonious distribution of spaces reveals remarkable potential. It is composed on the ground floor of an entrance serving a large living room crossing towards a bow window area, a fitted kitchen, an office and the guest toilet. On the first floor is the sleeping area with 3 bedrooms and a bathroom with a toilet. The fully furnished mezzanine includes a laundry room, a living room with exposed bricks and stones, an extra bedroom and a shower room with toilet, as well as an alcove that can accommodate a small office. The four bright bedrooms offer comfort and privacy, perfect for entertaining or getting together with family. The authenticity of this house is reflected in its architectural details, such as its period materials and refined finishes, while adapting to modern needs. Outside, the courtyard and garden with a small terrace form a green setting, ideal for relaxation or outdoor activities. Just a few minutes' walk away, local shops, schools and the RER C station guarantee an incomparable quality of life and excellent connectivity to Paris. Classified in DPE D for its energy performance, this house combines old-world charm and contemporary practicality with plenty of storage. A rare opportunity to become the owner of an atypical property, emblematic of the Versailles art of living. ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1830 euros and 2520 euros.

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,092,000

### Key Information

Year Built:	1920
Internal Area:	163 sqm
Land Area:	0.02 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



## Gallery







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**C. BAUER – Sunday Times**

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