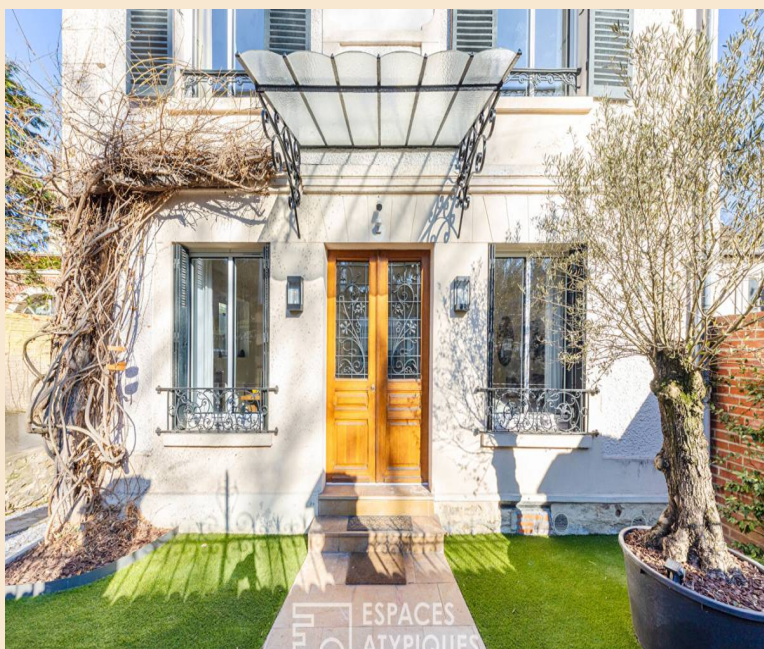


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Renovated character house with large workshop to reinvent? Conflans-Sainte-Honorine

Conflans Sainte Honorine , Yvelines , Paris Ile-de-France



€749,000

inc. of agency fees

4 Beds 120 sqm 0.02 ha

Welcome! This superb, carefully renovated house opens its doors to you: Located in one of the most sought-after neighborhoods of Conflans-Sainte-Honorine,...

At a Glance

Reference MFH-PARIS10248

Bed 4

Land 0.02 ha

Near to Conflans Sainte Honorine

Pool No

Price €749,000

Hab.Space 120 sqm

Land Tax N/A

Property Description

Welcome! This superb, carefully renovated house opens its doors to you: Located in one of the most sought-after neighborhoods of Conflans-Sainte-Honorine, it combines refinement and conviviality, old-world charm and modern comfort, with an atypical space to exploit: a vast workshop on two levels to redesign according to your desires. From the entrance, a small green space and a charming paved courtyard welcome you and give access to the main house as well as to the workshop located at the back. By pushing the door of the house, you discover a beautiful open living room, bathed in light thanks to its large windows. The cozy living room and the dining room with its beautiful openings to the outside create a warm atmosphere, ideal for entertaining. The modern kitchen, in wood and beige tones, is equipped with a convivial central island, perfect for cooking with family or friends. Four bedrooms with a strong style By taking the staircase, you access on two floors four bedrooms full of charm, decorated with natural materials and soothing colors. Each floor has its own bathroom. The high-end bathroom on the first floor, with its walk-in shower and backlit mirror, offers a wellness space worthy of a hotel. The layout of this house is surprisingly practical and suggests a magnificent family layout: the mezzanine houses, among other things, a laundry room (a favorite) and a wine cellar. A rare asset: the workshop to reinvent Behind the house, a very large workshop on two levels leaves room for a multitude of projects: - Create an independent loft - Set up an artist's studio or a workspace - Transform the space into a gym or music studio An ideal location This house benefits from a calm and privileged environment, in the immediate vicinity: Shops and schools within walking distance The banks of the Seine for walks and outdoor activities Excellent connection to transport: train station and main roads just a few minutes away A rare property full of possibilities Everything here reflects, through the quality of the materials, the decoration, the choice of colors and the attention to detail, the right balance between sobriety and elegance. A family home where life is good and in which life seems light! Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, 2022, 2023: EUR2190 and EUR3030

Summary

Property type:	House
Bedrooms:	4
Price	€749,000

Key Information

Year Built:	1900
Internal Area:	120 sqm
Land Area:	0.02 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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S. and L. BROWN



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