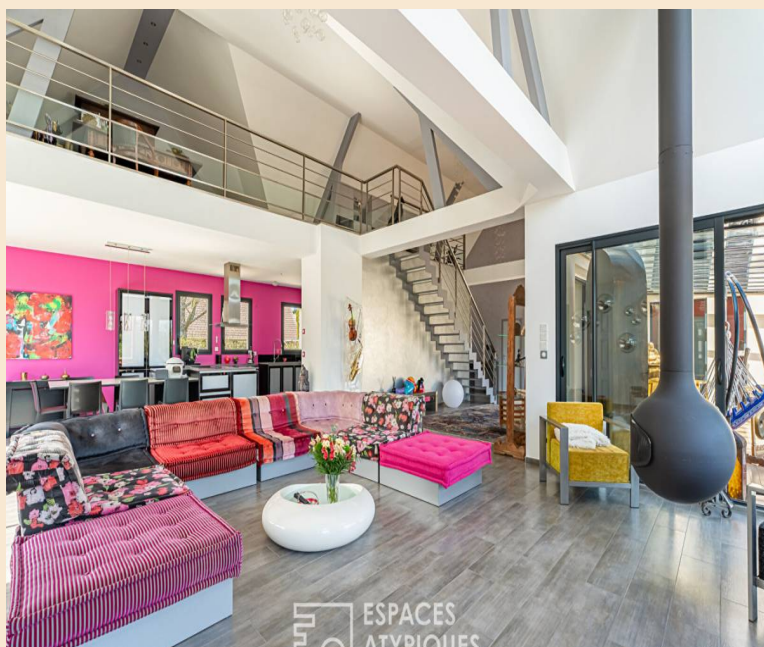


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## Unique single-story architect-designed villa

Saint Germain De La Grange , Yvelines , Paris Ile-de-France



€1,200,000

inc. of agency fees

4 Beds

250 sqm

0.15 ha

Located 5 minutes from the village of Neauphle-le-Château, this superb architect-designed property, built in 2014 according to the most recent environmental...

### At a Glance

**Reference** MFH-PARIS10462

**Bed** 4

**Land** 0.15 ha

**Near to**

Saint Germain De  
La Grange

**Pool**

No

**Price** €1,200,000

**Hab.Space** 250 sqm

**Land Tax** N/A

### Property Description

Located 5 minutes from the village of Neauphle-le-Château, this superb architect-designed property, built in 2014 according to the most recent environmental standards, is built on a plot of 1500 sqm, with a magnificent open view of the fields. It offers a surface area of 280 sqm (240 sqm of living space). Peace and quiet are the key words of this beautiful house. The welcome is through an elegant landscaped courtyard with rockery, before entering an exceptional living room of more than 112 sqm, bathed in light thanks to its south-east exposure and its large bay windows opening onto a comfortable terrace of 70 sqm. Continuing from the living space, a veranda has been fitted out to accommodate a teleworking space, an artist's studio or a reading room, in perfect connection with nature. The cathedral-ceilinged living room is enhanced by a 360° rotating Focus fireplace. A spacious, fully equipped eat-in kitchen with a large central island completes this living space. The sleeping area consists of three bedrooms, two of which have mezzanines and their own walk-in shower room. A beautiful master suite offers breathtaking views of the fields and direct access to the terrace. It benefits from a large dressing room, a bathroom, a shower, and a toilet. A separate toilet completes this level. Upstairs, a superb mezzanine overlooks the living room, offering panoramic views of the surrounding countryside. A vast basement of approximately 100 sqm includes a laundry room, a storage room, and a large 76 sqm garage that can accommodate four vehicles. Four additional parking spaces are also available in the courtyard. The generous volumes, the single-story functionality, the quality of the construction, the play of light, the calm, the privacy and the high-end materials make this property a rare and atypical property. Two heat pumps (one with reversible air conditioning), underfloor heating, double-glazed aluminum frames, electric roller shutters, a motorized gate, an alarm, fiber, a crawl space and mains drainage complete the features. The diagnostics are excellent (B and A), guaranteeing low energy consumption. Close to schools, middle schools and high schools, the N12 and N10 axes, as well as the Jouars-Pontchartrain train station. Virginie: 0699122430

Summary

Property type:	House
Bedrooms:	4
Price	€1,200,000

Key Information

Year Built:	2012
Internal Area:	250 sqm
Land Area:	0.15 ha
Has a Garden	Yes

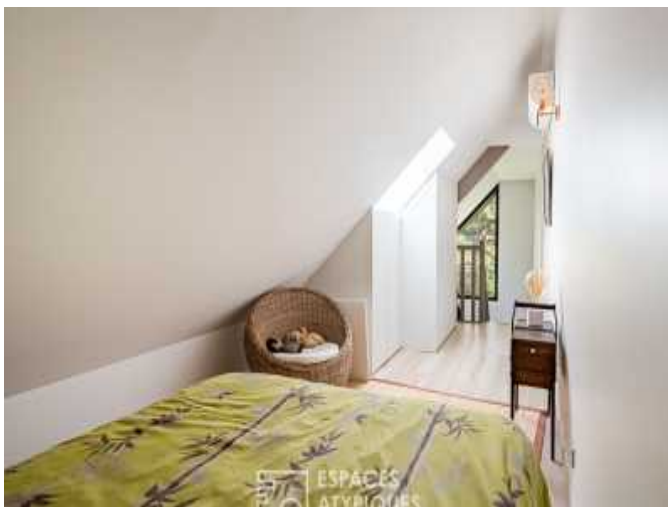
Location: Paris Ile-de-France



## Gallery











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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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