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Superb architect-designed house and its independent apartment on the ground...

Bougival , Yvelines , Paris Ile-de-France

€1,365,000

inc. of agency fees

4 Beds 263 sqm 0.19 ha

This stunning 200 m² house, nestled in lush greenery, is located on the most sought-after hill in Bougival. It is just a 5-minute walk from the village...

At a Glance

Reference	MFH-PARIS10461	Near to	Bougival	Price	€1,365,000
Bed	4	Pool	No	Hab.Space	263 sqm
Land	0.19 ha			Land Tax	N/A

Property Description

This stunning 200 m² house, nestled in lush greenery, is located on the most sought-after hill in Bougival. It is just a 5-minute walk from the village center and a 15-minute walk from the train station for line L.

The entrance opens onto a bright 70 m² living room, with its large central fireplace highlighting the high

ceilings. The kitchen adjoins the dining room, which is also connected by the pleasant outdoor terrace. The library area provides access to the first bedroom with its storage space, then leads to the lovely bathroom. The mezzanine overlooking this spacious reception room leads to a hallway that leads to a shower room and a bedroom with a terrace. The spiral staircase leads to a bedroom, a dressing room, and an office. On the ground floor, accessible via a separate entrance, the 63 m² apartment offers an entrance hall, a separate kitchen with a pantry/laundry room, a double living room, and two bedrooms sharing a bathroom.

A separate office with a 15 m² shower room, a bicycle storage room, and two parking spaces complete the features of this property.

This beautiful, completely unique house, extremely bright, with generous reception areas, nestled in its delightful bucolic garden, not overlooked, will require a careful renovation to restore it to its full splendor, in this particularly privileged area!

Bougival train station, a 15-minute walk, line L in 13 minutes to La Défense

EIB de la Jonchère school, offering classes from kindergarten to high school.

Nursery and elementary schools are a 13-minute walk away.

Jean Moulin Middle School in Croissy-sur-Seine, accessible by bus line D in 15 minutes.

A86, 3 km away

A13 and A14, 7 km away

ENERGY CLASS: F / CLIMATE CLASS: C. Estimated average annual energy costs for standard use, based on energy prices for 2021, 2022, and 2023 (including subscription) between euros6,780 and euros9,220

Summary

Property type:	House
Bedrooms:	4
Price	€1,365,000

Key Information

Internal Area:	263 sqm
Land Area:	0.19 ha

Location: Paris Ile-de-France



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