

# OFF MARKET! Fully renovated farmhouse in the Mantes area

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





In the heart of a pretty village close to major roads and amenities, the quality renovation of this beautiful old house makes it a gem where you just...

# At a Glance

Reference	MFH-PARIS10342	
Bed	4	
Land	0.08 ha	

Near toBuchelayBath2PoolNo

Price€795,000Hab.Space250 sqmLand TaxN/A

#### **Property Description**

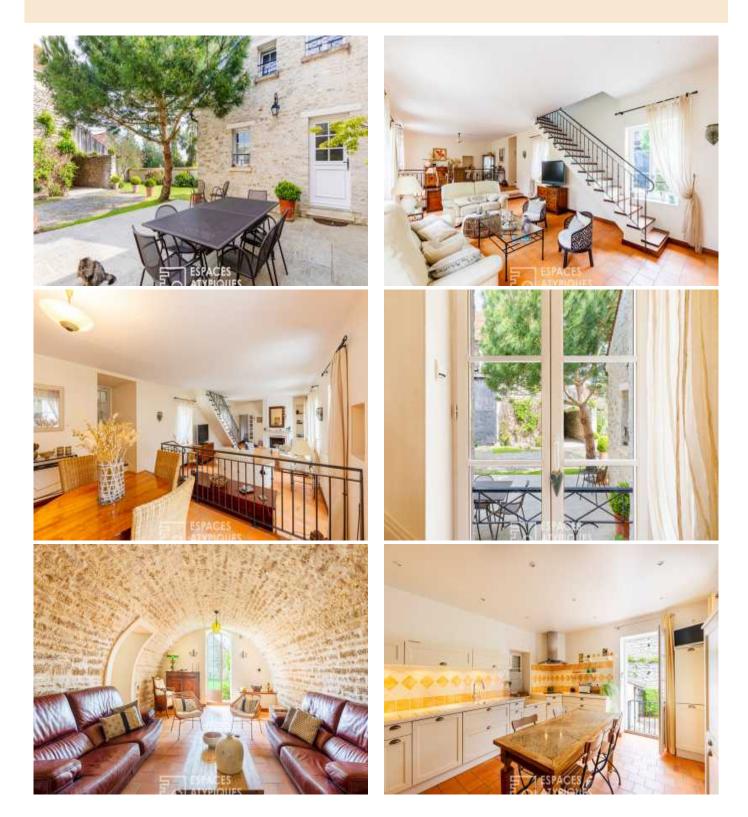
In the heart of a pretty village close to major roads and amenities, the quality renovation of this beautiful old house makes it a gem where you just have to put down your suitcases! Beautiful volumes, brightness, the charm of the stone, and an atypical layout are assets that will charm you in every way. The vast main entrance leads to a very pleasant living room filled with light, divided into a lounge area with a fireplace and an open dining area a few steps higher. In the extension, we discover a spacious fitted kitchen with dining area with access to the main garden and the terrace. A second, more intimate living room has been created in a magnificent vaulted room on the garden level. Finally, a toilet and a laundry room which opens onto a second small garden complete this first living space. Upstairs, a first level offers 2 pretty bedrooms and a bathroom with a shower and bathtub. Then, half-levels offer: On one side, a third cathedral bedroom with private access for a teenager looking for independence or an office dedicated to a liberal profession. On the other side, an office space and a charming master suite with bathroom and dressing room. A large terrace overlooks a very pretty wooded and walled garden as well as an exceptional barn of approximately 90 m2 on the ground, in which you can give free rein to your imagination. Ideal for a craftsman or a professional activity, a gîte, or even studios dedicated to AirBnb. Finally, access from the terrace to a beautiful vaulted cellar. This charming house is located 5 minutes from the A13 axis and major shopping centers. School 1 min walk away School bus pick-up for middle and high schools SNCF train station served by Bus Line K in 20 mins PHOTO FILE ON REQUEST ENERGY CLASS: C / CLIMATE CLASS C: Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,750 and EUR3,790. Katia

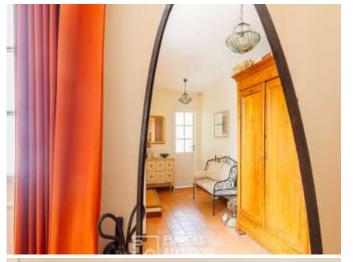
Summary		Key Information	
Property type:	House	Internal Area:	250 sqm
Bedrooms:	4	Land Area:	0.08 ha
Bathrooms	2	Has a Garden	Yes
Price	€795,000		

### **Location: Paris Ile-de-France**



# Gallery





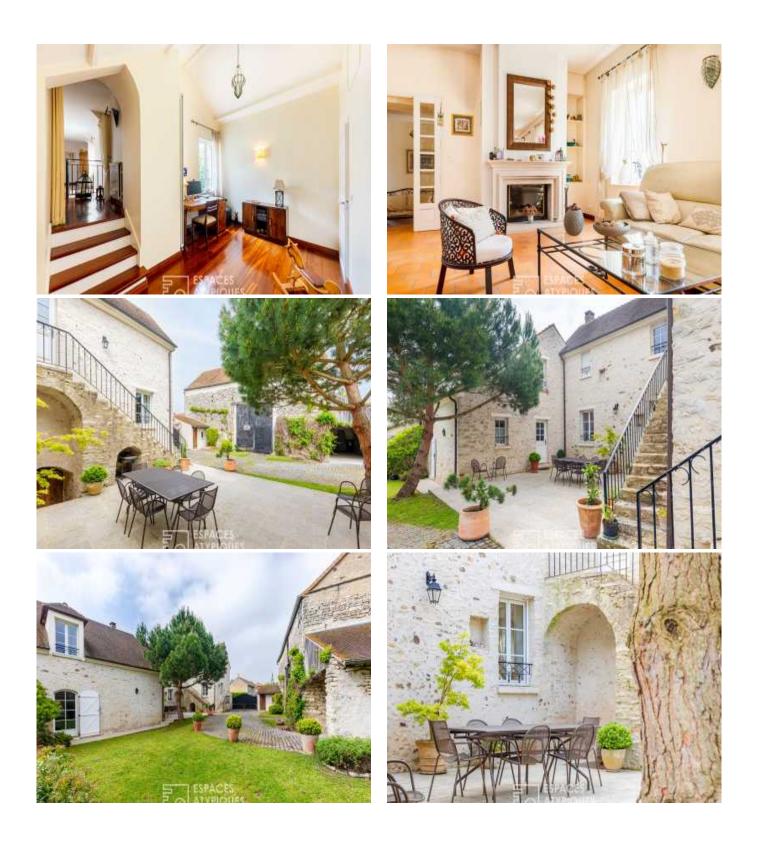














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The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

# Testimonials

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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