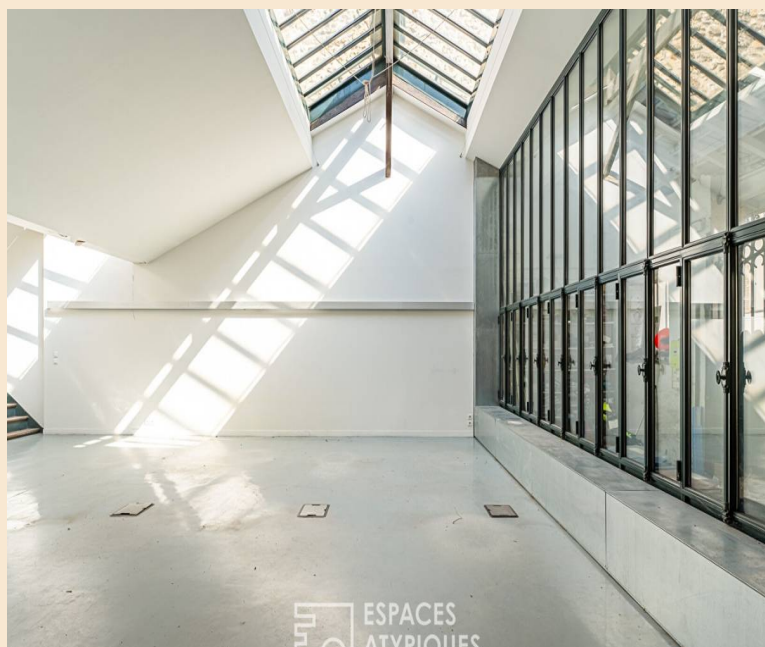


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## House with its exceptional loft and garden in the heart of Versailles

Versailles , Yvelines , Paris Ile-de-France



**€1,490,000**

inc. of agency fees

3 Beds      208 sqm      0.01 ha

In a lively and sought-after area of Versailles, close to the Versailles Chantiers train station, its shops and schools, this rare property offers 208...

### At a Glance

**Reference** MFH-PARIS10554

**Near to** Versailles

**Price** €1,490,000

**Bed** 3

**Pool** No

**Hab.Space** 208 sqm

**Land** 0.01 ha

**Land Tax** N/A

### Property Description

In a lively and sought-after area of Versailles, close to the Versailles Chantiers train station, its shops and schools, this rare property offers 208 sqm of living space, divided between a main loft of 130 sqm and an adjoining house of 78 sqm, all opening onto a 61 sqm garden, a veritable green setting in the heart of the city.

Behind an imposing wrought iron gate, a raw and modular entrance allowing the parking of motorcycles or bicycles opens onto the loft part, a former garage converted into an architect's office.

This open-space impresses with its spectacular volumes: 7 to 8 meters of ceiling height, bathed in omnipresent natural light captured by large zenithal glass roofs equipped with electric roller shutters.

Underfloor heating enhances this beautiful space for optimal comfort.

Its final destination will allow you to convert it into an artist's studio, a showroom, a loft, or even a new home extension, depending on your plans.

From the loft, an old staircase with weathered wooden steps and a wrought iron railing connects this volume to the adjoining house, also accessible independently via the intimate garden.

The latter includes an entrance hall, a kitchen, a bathroom, and three bedrooms with old parquet floors in very good condition, electric radiator heating where everything needs to be rethought.

On the street itself, a public elementary school welcomes the youngest. A few minutes' walk away, there are also other schools (nurseries, middle schools, high schools, public and private), reinforcing the neighborhood's appeal for family life.

The property also benefits from a closed parking lot a few steps away, located in a neighboring condominium, highly sought-after in this area.

A unique living space, at the crossroads of the industrial loft, the family home, and the artist's studio, combining old-fashioned character and contemporary design in an environment that is central, practical, and lively.

A 4-minute walk from Versailles Chantiers RER C, Transilien N and U train station, future station for line 18 of the Grand Paris Express to Orly, future station for T13, RER C (St Quentin en Yvelines / Paris Austerlitz) Line N (Montparnasse ? Rambouillet / Dreux / Mantes La Jolie) Line U (La Défense- La Verrière) Line V (towards Massy-Palaiseau) A 15-minute walk from Versailles Rive Gauche train station

Opposite the Chantiers train station, the new Biosphère building houses restaurants, sports activities, and a winter garden on the top floor. In the area: shops including 2 supermarkets, organic stores, pharmacy, banks and daycare centers. A 7-minute walk from: the private hospital of Versailles Les Franciscaines, its maternity ward and the upcoming opening of a new health center School education: Nursery and primary schools: Sainte Agnès, Edmée Frémy | Middle schools: Raymond Poincaré and Nolhac | Lycée Marie Curie - Baroque Music Center Raymond Poincaré Middle School (opposite Chantiers train station)

ENERGY CLASS: G / CLIMATE CLASS: C

Average energy prices indexed for the years 2021, 2022, 2023 (including subscriptions) between EUR3,600 and EUR4,920 per year. I

Information on the risks to which this property is exposed is available on the Géorisques website

DROMERT 0679353858

RSAC n°920630159 Caen

### Summary

|                |            |
|----------------|------------|
| Property type: | House      |
| Bedrooms:      | 3          |
| Price          | €1,490,000 |

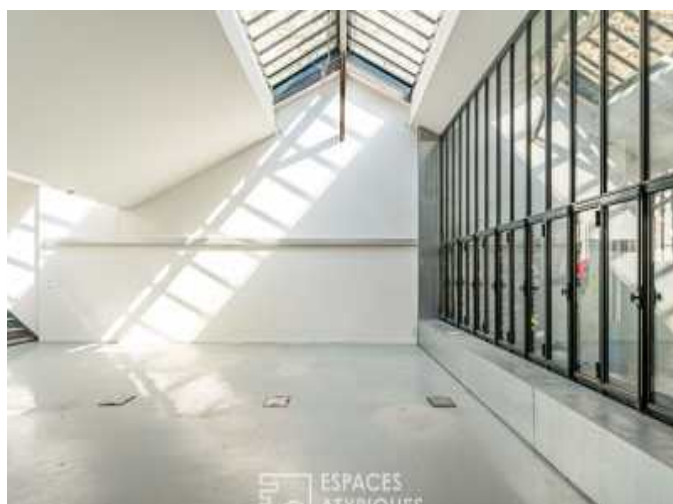
### Key Information

|                |         |
|----------------|---------|
| Internal Area: | 208 sqm |
| Land Area:     | 0.01 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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