

[Click to view MFH-PARIS10727](#)

## Bright house with view and bucolic garden in Saint-Germain en Laye

Saint Germain En Laye , Yvelines , Paris Ile-de-France



**€1,225,000**

inc. of agency fees

4 Beds      180 sqm      0.06 ha

This charming, bright, beautifully furnished house, which benefits from a full basement with a games room, is located on the hillside in the Pontel sector....

### At a Glance

**Reference** MFH-PARIS10727  
**Bed** 4  
**Land** 0.06 ha

**Near to** Saint Germain En Laye  
**Pool** No

**Price** €1,225,000  
**Hab.Space** 180 sqm  
**Land Tax** N/A

### Property Description

This charming, bright, beautifully furnished house, which benefits from a full basement with a games room, is located on the hillside in the Pontel sector.

The entrance opens onto the pleasant living room with a fireplace, 53 sqm, which benefits from a South/West

facing terrace without vis-à-vis, and which continues with a TV lounge and its small shaded North/East facing terrace, then by its pretty convivial kitchen of 21 sqm with its large central island.

The staircase leads to the sleeping area which consists of a landing, 3 bedrooms which share a bathroom. The 4th bedroom, very spacious, offers a dressing room and a large private bathroom.

The full basement is organized into a games room of 37 sqm then a laundry/technical and storage room of 35 sqm and its garage.

This beautifully renovated family home, with high-quality features, very discreet, offers a green cocoon with its garden and pleasant terraces. Guaranteed to be a favorite!

Mareil-Marly station for line L Paris St Lazare

10 min walk RER A Saint Germain en Laye, 20 min walk or 15 min by bus.

Schnapper Elementary School 4 min by car, 14 min walk.

Claude Debussy Middle School 15 min by bus

Notre Dame Middle School/High School 8 min by bus, 14 min walk Jeanne d'Albret High School 18 min by bus, 24 min walk

International High School 18 min by bus

ENERGY CLASS: C / CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, based on energy prices for 2021, 2022 and 2023 (subscription included): between 1,639 and 2,270 euros.

Summary

Property type:	House
Bedrooms:	4
Price	€1,225,000

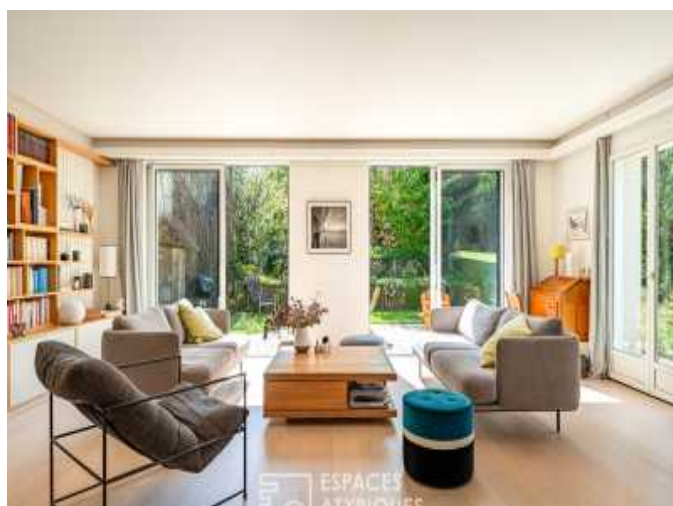
Key Information

Year Built:	2003
Internal Area:	180 sqm
Land Area:	0.06 ha
Has a Garden	Yes

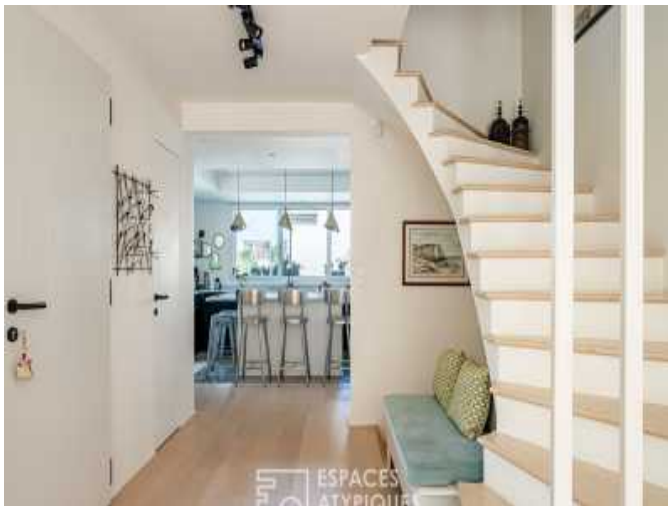
Location: Paris Ile-de-France



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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.

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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**

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