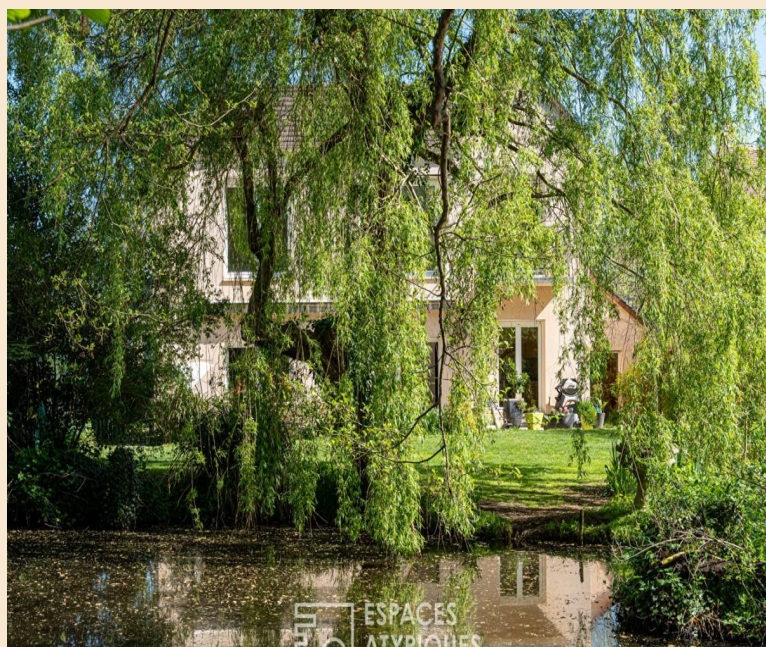


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## Architect-designed house in a bucolic setting with private pond

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



**€729,000**

**inc. of agency fees**

**4 Beds   1 Baths   220 sqm   0.17 ha**

Nestled in the heart of a green and peaceful environment, on the edge of the Maurepas woods, near the charming village of Élancourt, in the hamlet of...

### At a Glance

<b>Reference</b>	MFH-PARIS10669	<b>Near to</b>	Elancourt	<b>Price</b>	€729,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	220 sqm
<b>Land</b>	0.17 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled in the heart of a green and peaceful environment, on the edge of the Maurepas woods, near the charming village of Élancourt, in the hamlet of Launay (near Ergal), this 220 sqm architect-designed house elegantly combines comfort, modernity, and functionality. Located on a magnificent 1,666 sqm wooded plot, in a cul-de-sac, it will appeal to families looking for space, light, and well-being. Its rare asset? An exceptional living environment with a private pond, a true natural setting, in the heart of an enclosed and landscaped garden. Upon entering, you are greeted by a planted patio where a superb palm tree sits enthroned surrounded by various plants. You will then discover a 76 sqm living space enhanced by a cathedral height of 6 meters, a warm fireplace, and large bay windows letting in generous light. A fully equipped open kitchen extends this convivial space. A 44 sqm room with high ceilings (ideal as a games room, master suite, or workspace), as well as a 22 sqm independent mezzanine office (reversible air conditioning), offer comfort and flexibility. Still on the ground floor: a contemporary shower room, separate toilet, and a storeroom/boiler room complete this level. Upstairs, a large landing leads to three bedrooms, a bathroom with shower and bathtub, separate toilet, and a laundry room. Outside, you will enjoy a superb landscaped garden, a majestic weeping willow, and a large south-facing terrace, bathed in sunlight all day long. The charm of the private pond gives the whole property a unique, poetic, and rare ambiance. Three garages for your vehicles and a garden shed complete this property. This house, a true invitation to relaxation and conviviality, is an opportunity not to be missed. It will seduce you with its quality of life in the countryside, while benefiting from all the urban amenities nearby. Technical characteristics: Underfloor heating (ground floor) Air conditioning Viessmann boiler (2024) Electric gate Two motorized garage doors Double-glazed PVC frames Electric roller shutters (home automation) Water softener VMC Awnings Energy class: C (159) / Climate class: C (23) Estimated annual energy expenditure (2021-2023 base): between EUR2,560 and EUR3,540 Transport and amenities: La Verrière train station 10 min away (La Défense or Montparnasse in 35 min) Quick access to the N12, N10, A86 axes (10 min) Saint François d'Assise private school Montfort - Versailles bus line School bus Nursery and primary schools in Élancourt Village ENERGY CLASS: C 159 / CLIMATE CLASS: C23 Estimated average amount of annual energy expenditure for standard use, established from

Energy prices for 2021, 2022, and 2023: between 2,560 euros and 3,540 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€729,000

Key Information

Year Built:	2001
Internal Area:	220 sqm
Land Area:	0.17 ha
Has a Garden	Yes

Location: Paris Ile-de-France





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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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