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## Renovated house with high-end services

Bois D Arcy , Yvelines , Paris Ile-de-France



**€699,000**

inc. of agency fees

5 Beds      160 sqm      0.05 ha

In the heart of a privileged environment, discover this contemporary house of 160sqm, entirely redesigned by the owner, passionate about architecture...

### At a Glance

**Reference** MFH-PARIS10893

**Bed** 5

**Land** 0.05 ha

**Near to** Bois D Arcy

**Pool** No

**Price** €699,000

**Hab.Space** 160 sqm

**Land Tax** N/A

### Property Description

In the heart of a privileged environment, discover this contemporary house of 160sqm, entirely redesigned by the owner, passionate about architecture and decoration, to combine aesthetics, comfort, and family life.

A unique place, a stone's throw from the town hall and amenities on a 544 sqm enclosed and landscaped plot.

The entrance opens onto a beautiful living room of 60 sqm, open to three exposures, where volumes and natural light interact.

A high-end, fully equipped kitchen with an XXL central island, designed for convivial moments. The cozy living room with a closed fireplace, extended by two large bay windows onto the south-facing terrace of 40sqm, under a pergola.

A toilet and large closets complete this level.

On the first floor there is a 17sqm master suite with its travertine bathroom, Italian shower and double sink unit, two bedrooms of 12 sqm each, facing the garden which share a shower room then a custom-made dressing room (which can become a bedroom or office) and toilets.

On the garden level, a room perfect for a liberal profession and/or workshop, teenager's bedroom and an independent office.

A fitted laundry room (possibility of creating a bathroom), a technical room and a large insulated garage.

A rare house, at once elegant, functional and bright.

To discover without delay.

Exclusive services: 14 KW connected heat pump (recent, economical and efficient heating).

Reinforced thermal insulation (walls and attic).

Electricity and plumbing redone.

Electric roller shutters, new hygrometric VMC.

New flat roof under warranty.

30mm Douglas wood terrace

Sought-after living environment

Immediate proximity to shops, schools, parks and transport.

Collège- Lycée St Exupéry (Montigny le Bretonneux) 15 minutes by car, the University campuses of Versailles St Quentin en Yvelines (Guyancourt) are 15 minutes away.

Quick access to Versailles, Paris (N12 and Bois d'Arcy/Fontenay Le Fleury SNCF train station).

Residential area, in a green and warm atmosphere.

ENERGY CLASS: C139 / CLIMATE CLASS: A 4

Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2022, 2023: between 1350 euros and 1880 euros.

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RSAC Versailles

Summary

Property type:	House
Bedrooms:	5
Price	€699,000

Key Information

Year Built:	1955
Internal Area:	160 sqm
Land Area:	0.05 ha
Has a Garden	Yes

Location: Paris Ile-de-France



## Gallery









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The purchase process typically starts once you've visited a property with one of our 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 cooling 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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