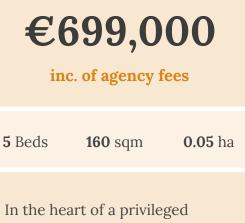


Renovated house with high-end

services

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





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

At a Glance

Reference	MFH-PARIS10893	Near to
Bed	5	Pool
Land	0.05 ha	

 Price
 €699,000

 Hab.Space
 160 sqm

Bois D Arcy

No

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.

0699122430 RSAC Versailles

Summary		Key Information	
Property type:	House	Year Built:	1955
Bedrooms:	5	Internal Area:	160 sqm
Price	€699,000	Land Area:	0.05 ha
		Has a Garden	Yes

Location: Paris Ile-de-France



Gallery













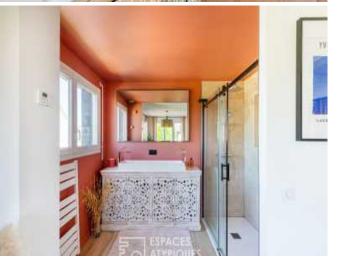


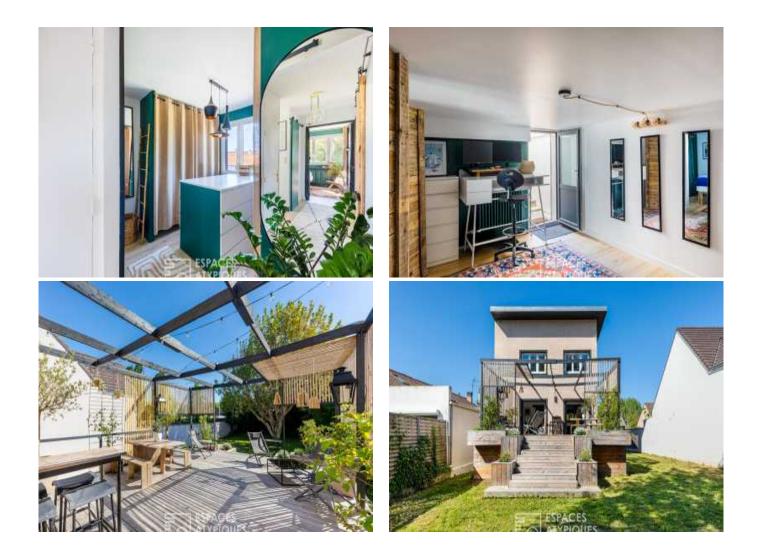












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C. BAUER - Sunday Times

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S. and L. BROWN



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