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## Millstone from the 1920s a few steps from Chatou RER A station

Chatou , Yvelines , Paris Ile-de-France



€1,720,000

inc. of agency fees

6 Beds 1 Baths 283 sqm 0.06 ha

A few steps from the Chatou RER A station, in a sought-after residential area, this 1920 millstone house offers 283 sqm of living space, built on a 590...

### At a Glance

**Reference** MFH-PARIS11318

**Near to** Chatou

**Price** €1,720,000

**Bed** 6

**Bath** 1

**Hab.Space** 283 sqm

**Land** 0.06 ha

**Pool** No

**Land Tax** N/A

### Property Description

A few steps from the Chatou RER A station, in a sought-after residential area, this 1920 millstone house offers 283 sqm of living space, built on a 590 sqm wooded plot facing south.

This charming old-world residence benefits from generous volumes, beautiful light and strong development potential, with a private garden. A quiet, green living environment in close proximity to schools and shops.

The entrance is through a large living room consisting of a bright double living room opening onto the garden, extended by a convivial kitchen. A TV lounge, convertible into a bedroom, as well as a shower room with toilet, a laundry room, a boiler room, two cellars and a garage complete this level.

The upper floor accommodates a large landing with office space, a very large living room bathed in light of 36 sqm, four bedrooms, one of which has a dressing room, a bathroom and a separate toilet.

The partially converted attic offers a landing, two additional bedrooms, a bathroom with a toilet, an annex room, and an attic with further expansion possibilities.

The carefully landscaped garden creates a soothing atmosphere thanks to a beautiful fountain feeding a pond, evoking a Zen ambiance.

A period greenhouse enhances this green cocoon without vis-à-vis. The immediate environment is distinguished by its tranquility, its proximity to renowned schools, notably Le Bon Sauveur, as well as quick access to city center shops and public transport.

This unique property seduces with its authenticity, its preserved period features, its calm, and its ideal location. Work required.

- 9 min walk from Chatou RER A station
- 9 min walk from shops and Chatou town centre
- Close to school, college, and Bon Sauveur high school

Energy Class: D / Climate Class: D.

Estimated average annual expenditure based on average energy prices indexed for the years 2021, 2022, 2023 (including subscriptions): between EUR5,430 and EUR7,400.

RSAC n° - Versailles

Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€1,720,000

Key Information

Year Built:	1920
Internal Area:	283 sqm
Land Area:	0.06 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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**S. and L. BROWN**



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