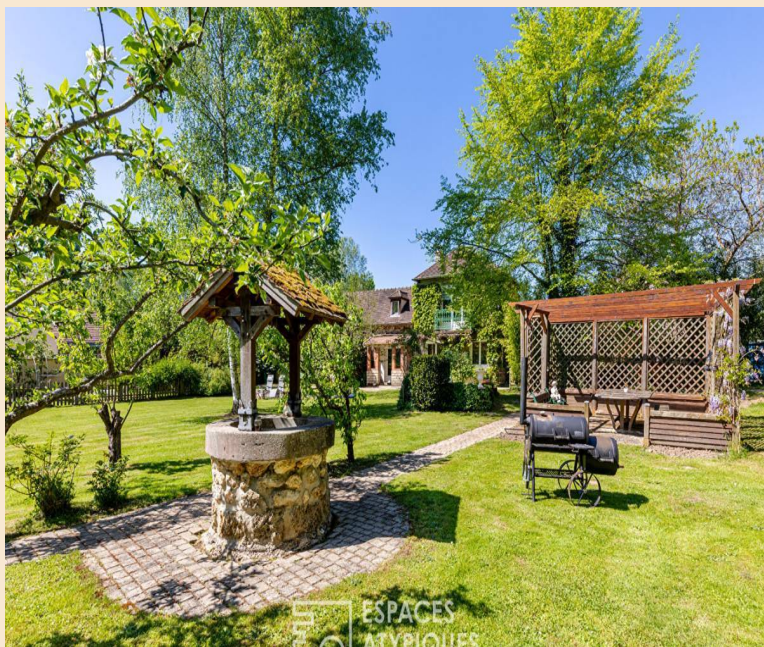


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## The contemporary 19th century building

Elancourt , Yvelines , Paris Ile-de-France



€951,000

inc. of agency fees

3 Beds 1 Baths 188 sqm 0.18 ha

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

### At a Glance

**Reference** MFH-PARIS10997-cpy

**Bed** 3

**Land** 0.18 ha

**Near to** Elancourt

**Bath** 1

**Pool** No

**Price** €951,000

**Hab.Space** 188 sqm

**Land Tax** 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 Elancourt in the hamlet of Launay (near Ergal), this elegant 1900 farmhouse with a surface area of 188 sqm combines elegance, comfort, modernity and high-quality materials.

Set on a beautiful flat plot of 1844 sqm, on a dead-end road, it will appeal to families looking for space, light and well-being. Away from prying eyes, this family home is spread over two levels, having retained the character of the old with its original beams while combining the comfort of modernity.

A 70 sqm courtyard welcomes you to this haven of peace, the entrance of the house provides access to a beautiful living room with the dining area and then a fitted kitchen with its passageway. A cozy living room with an intimate wood stove, all opening advantageously onto the south-facing terrace and garden, sheltered from view.

Still on the ground floor, a large bedroom and a bathroom, then a toilet and laundry room.

A beautiful wrought iron staircase leads upstairs, distributed by a landing fitted under slopes with several wardrobes and shoe rack serving a master suite with a balcony overlooking the superb view of the garden, a dressing room and a bathroom and suspended toilet. A large bedroom under exposed attic roof beams is accompanied by a toilet (all the arrivals are in place to create a bathroom).

A pleasant pergola placed in the garden, a vegetable garden, a garden shed, 2 large sheds and a kennel for a large dog, 3 parking spaces and an attic complete this beautiful exceptional property.

The land is 30% buildable, i.e. approximately 550 sqm with a floor area of 200 sqm for an outbuilding and/or to divide the lot. It is also suitable for a swimming pool.

Finally, an electric gate, a boiler (city gas), double-glazed wooden frames, and an alarm make up this exceptional property.

Of course, this house is connected to the sewer system.

Only 35 minutes from Paris in a protected environment, this house is a real breath of fresh air. A contemporary, light and inspiring country house, to live in daily or for weekends.

La Verrière train station in 10 minutes towards La Défense or Montparnasse in 35 minutes.

Main roads N12, N10, A86 in 10 minutes.

Private school St François d'Assise

Bus line Montfort Versailles

School bus

Nursery and primary school

ENERGY CLASS: D / CLIMATE CLASS: D

Average energy prices attached for the years 2021, 2022, 2023: subscriptions between 3040 euros and 4170 euros

RSAC Versailles

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€951,000

Key Information

Year Built:	1950
Internal Area:	188 sqm
Land Area:	0.18 ha
Property Features:	
• Balcony:	1
Has a Garden	Yes

Location: Paris Ile-de-France





## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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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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