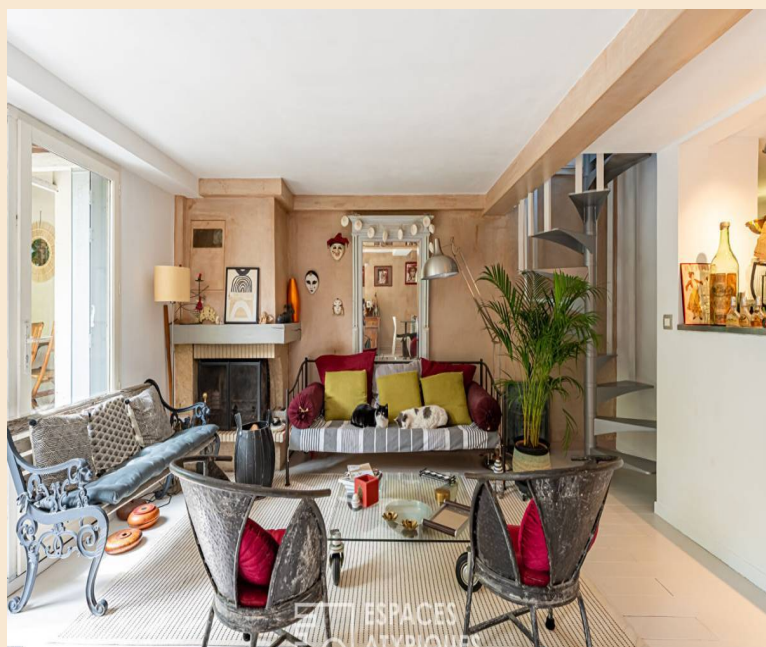


[Click to view MFH-PARIS11052](#)

## Beautifully renovated house with private garden near Houilles SNCF/RER...

Houilles , Yvelines , Paris Ile-de-France



**€673,000**

inc. of agency fees

4 Beds 1 Baths 124 sqm 0.02 ha

Located in Houilles (La Main de Fer district), just a 16-minute walk from the RER A/SNCF train station, this old house dating from 1923 underwent a complete...

### At a Glance

Reference	MFH-PARIS11052	Near to	Houilles	Price	€673,000
Bed	4	Bath	1	Hab.Space	124 sqm
Land	0.02 ha	Pool	No	Land Tax	N/A

### Property Description

Located in Houilles (La Main de Fer district), just a 16-minute walk from the RER A/SNCF train station, this old house dating from 1923 underwent a complete renovation and extension in 2010.

Built on a 213 sqm plot, it offers 124 sqm of living space spread over several levels. It features a private garden and a closed garage.

The house is entered via the ground floor, which leads to an office space, a bedroom, a bathroom, and a separate toilet, as well as a laundry and dressing room.

On the garden level, the kitchen opens onto a living room with direct access to the garden, creating a beautiful continuity between the interior and exterior.

The first floor houses two bedrooms, a shower room with toilet, and a games area or bedroom, ideal for a family.

Outside, the landscaped garden, with no overlooked views, offers a very pleasant and private setting, ideal for relaxation or convivial moments.

The closed garage located in the courtyard is a rare asset near the city center. The property is located in a quiet residential area, close to shops, schools, and transport, making daily life easier.

This charming house, combining the character of the old with a quality renovation, seduces with its functional layout, optimized volumes, and warm atmosphere. Its atypical character and its privileged location in Houilles make it a unique opportunity on the local real estate market.

Small co-ownership (2 lots without charges)

A few meters from the house:

- Bus stop line H (Lycée Pierre Vives and RER A / SNCF Houilles -Carrières station and towards Tram T2 Pont de Bezons / Porte de Versailles)
- Bus stop line 262 (Pont de Bezon / SNF / RER A Maisons-Laffitte station)

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated annual costs: between EUR1,330 and EUR1,850 per year. Average energy prices indexed to January 1, 2021.

RSAC n° - Versailles

Condominiums of 2 units.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€673,000

Key Information

Year Built:	1923
Internal Area:	124 sqm
Land Area:	0.02 ha
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 YORKSHIRE POST FRENCH PROPERTY NEWS

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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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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