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Charming stone house a few minutes from Montfort l'Amaury

Garancieres , Yvelines , Paris Ile-de-France



€570,000

inc. of agency fees

5 Beds 1 Baths 145 sqm 0.07 ha

40 minutes from Paris, a few minutes from Montfort l'Amaury, this charming old house, combining charm and modernity, will appeal to lovers of peace, nature,...

At a Glance

Reference	MFH-PARIS10962	Near to	Garancieres	Price	€570,000
Bed	5	Bath	1	Hab.Space	145 sqm
Land	0.07 ha	Pool	Yes	Land Tax	N/A

Property Description

40 minutes from Paris, a few minutes from Montfort l'Amaury, this charming old house, combining charm and modernity, will appeal to lovers of peace, nature, and beautiful family walks. Ideally located, it offers quick access to major roads and transport.

On a 635 sqm plot of land, not overlooked and partially enclosed by walls, this pretty old house allows you to live almost on one level. Its surface area is 145 sqm. The ground floor reveals a living room bathed in light, extended by a fitted and equipped kitchen with a large central island opening onto a terrace and a beautiful garden planted with different species of trees.

A first bedroom opens onto the terrace with a shower room and dressing room, ideal for a master suite.

A utility room, a workshop/office space, and a toilet complete the ground floor.

The upper floor consists of a landing, three beautiful bedrooms with generous volumes, then an office or small bedroom offering an unobstructed view of the garden.

A bathroom and toilet complete this level.

The garden, vast and not overlooked, hosts an above-ground wooden swimming pool ideal for sunny days, as well as a relaxation area suitable for outdoor meals.

A garden shed and a shed to reinterpret.

A superb 30sqm vaulted cellar for lovers of good wines.

An enchanting setting where nature and serenity blend harmoniously. Peaceful environment close to shops,

Primary school in the village, school bus for middle and high schools, access Paris N12, direct train Montparnasse station 5 minutes by car.

ENERGY CLASS: C 135 / CLIMATE CLASS: A 4

Estimated average amount of annual energy expenditure for standard use, based on the energy for the year 2021, 2022, 2023 between EUR1,400 and EUR2,000

RSAC Versailles

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€570,000

Key Information

Year Built:	1900
Internal Area:	145 sqm
Land Area:	0.07 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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S. and L. BROWN



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