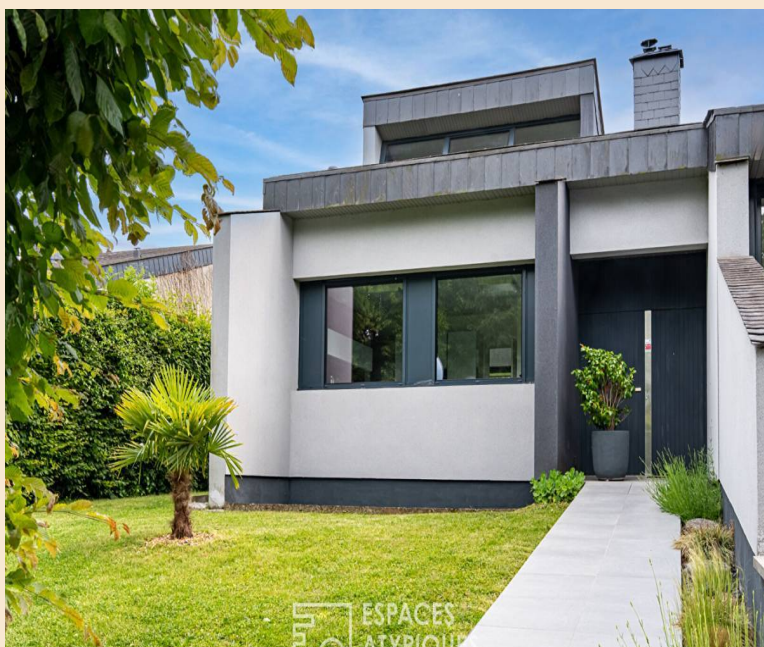


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The Atypical Architect - Popular La Chaîne District

Plaisir , Yvelines , Paris Ile-de-France



€899,000

inc. of agency fees

4 Beds 164 sqm 0.11 ha

Beautiful features and generous volumes for this contemporary 164 sqm house, built on a 1,127 sqm plot in the sought-after La Chaîne neighborhood of Plaisir,...

At a Glance

Reference MFH-PARIS11315

Bed 4

Land 0.11 ha

Near to Plaisir

Pool No

Price €899,000

Hab.Space 164 sqm

Land Tax N/A

Property Description

Beautiful features and generous volumes for this contemporary 164 sqm house, built on a 1,127 sqm plot in the sought-after La Chaîne neighborhood of Plaisir, a peaceful and well-equipped environment. Upon entering, you will be charmed by a bright 46 sqm living room with high ceilings, an insert fireplace, and large bay windows offering unobstructed views of the south-facing terrace and the wooded garden. The spacious and fully equipped separate kitchen will delight lovers of conviviality and functionality. Still on the ground floor, two light-filled bedrooms with storage, a shower room, and a separate toilet complete this level. A polished concrete staircase leads to a mezzanine space that can be used as an office or relaxation area, elegantly overlooking the living room. The upper floor also offers two bedrooms with closets, a large storage/dressing area, a shower room, and a toilet. Outside, you will enjoy a flat, enclosed and wooded garden, not overlooked. A full basement completes this property with a large garage for several vehicles, a laundry room, a storage space, a boiler room and a cellar. Several parking spaces are also possible outside. In summary: a house ready to live in, all you have to do is put down your suitcases. Privileged environment - La Chaîne district: On foot: nursery school, primary school, medical center, shopping center (mini-market, bakery, pharmacy). School buses to: middle school, public high school, Saint-Louis Notre-Dame du Bel Air school group (bilingual section), and Saint-Exupéry in Montigny-le-Bretonneux. Buses to the stations of Saint-Quentin-en-Yvelines (18 min) and Plaisir Grignon (13 min). Direct trains: Versailles (13 min) and Paris Montparnasse (26 min) via line N; Possible connections with line U and RER C. Quick access: A12, A13, A86. Technical characteristics: High-end double-glazed frames with burglar-resistant elements. Heating by pellet boiler and radiators. Optical fiber, electric shutters, alarm system, water softener, ventilation with extractor. Estate maintained by JCDecaux for common green spaces, without co-ownership charges. ENERGY CLASS: C163 / CLIMATE CLASS A4: Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: EUR1,370 and EUR1,890.

Summary

Property type:	House
Bedrooms:	4
Price	€899,000

Key Information

Year Built:	1974
Internal Area:	164 sqm
Land Area:	0.11 ha
Has a Garden	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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