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Charming house with its outbuildings in Chavenay

Chavenay , Yvelines , Paris Ile-de-France



€1,352,000

inc. of agency fees

5 Beds 1 Baths 237 sqm 0.07 ha

In the heart of the sought-after village of Chavenay, at the crossroads of St Germain en Laye and Versailles, this former farmhouse nestled behind a discreet...

At a Glance

Reference	MFH-PARIS11513	Near to	Chavenay	Price	€1,352,000
Bed	5	Bath	1	Hab.Space	237 sqm
Land	0.07 ha	Pool	No	Land Tax	N/A

Property Description

In the heart of the sought-after village of Chavenay, at the crossroads of St Germain en Laye and Versailles, this former farmhouse nestled behind a discreet gate combines, through its renovation, the charm and character of the old with the elegance of the contemporary. The property offers more than 200 sqm of living space and 400 sqm of outbuildings and convertible attic space, making it a rare, lively and evolving property, designed to accommodate a family life full of projects. From the entrance, a bucolic and warm atmosphere is revealed: a flower-filled courtyard, a terrace shaded by wisteria, a beautifully wooded green area and a vast awning comfortably converted into a living/dining room and summer kitchen. There is no need for compromise here: an inside/outside for hot days, in case of showers, or for pleasant lounging during the day. The interior is revealed by a spacious entrance of 13 sqm which leads to a bright living room with generous volumes of 70 sqm all warmed by a fireplace, a stone wall, exposed beams and a resolutely modern and soothing decoration. The semi-open kitchen extends the atmosphere and benefits from direct access to the garden, intimate and enclosed by walls. Upstairs, five large bedrooms, a bathroom, a shower room and separate toilets make up the sleeping area. A discreet door reveals a staircase leading to a high attic, offering numerous possibilities of development: games room, home cinema, library with its reading area, additional bedrooms. The generous volumes of the outbuildings, real assets for a family, professional or artistic project complete this haven of peace which finds all the amenities a few steps from the property. On foot Chavenay: - Medical center, sports complex, mini-market, shops, restaurants, bakery. - Daycare center, micro-daycare center, "Les Hirondaux" nursery school, "Les Hirondaux" elementary school, leisure center Schooling and towns: - Feucherolles College: 5271 - Villepreux High School: 5299 - Marly Le Roi High School: 5270 - Saint Nom La Bretèche, Marly Le Roi, Le Chesnay and Versailles: 5371 - Saint Germain En Laye and International High School: 5211 and 5297 Roads: - Quick access to the A13, A12, A14, N12 and RD307 - 10 km from Saint-Germain-en-Laye, 12 km from Versailles, and 30 minutes from Porte d'Auteuil Transport: - Plaisir Grignon train station: line N towards Montparnasse train station et Saint Nom La Bretèche train station: line L towards Saint Lazare train station; or Tram 13 => via bus 5310 or TAD - Villepreux Station: Line N towards Montparnasse Station => via bus 5115 - Bus lines: 5310.5270.5271.5297.5299.5115.5211.5212.5371

ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use based on energy prices for the year 2021, 2022, 2023 (including subscriptions): between EUR3,240 and EUR4,440 per year.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,352,000

Key Information

Internal Area:	237 sqm
Land Area:	0.07 ha

Location: Paris Ile-de-France



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S. and L. BROWN



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