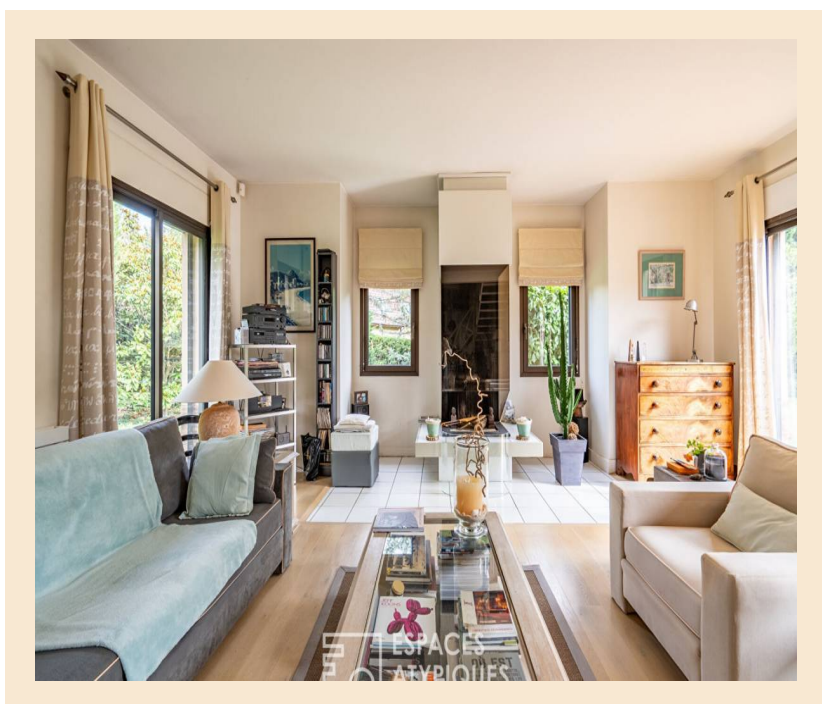


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Architect-designed house in its green setting

Villennes Sur Seine , Yvelines , Paris Ile-de-France



€1,145,000

inc. of agency fees

4 Beds 1 Baths 196 sqm 0.25 ha

This superb architect-designed house, with a floor area of 196 m² and a living space of 170.5 m², tastefully designed and built to a high standard,...

At a Glance

Reference MFH-PARIS11250

Bed 4

Land 0.25 ha

Near to Villennes Sur Seine

Bath 1

Pool No

Price €1,145,000

Hab.Space 196 sqm

Land Tax N/A

Property Description

This superb architect-designed house, with a floor area of 196 m² and a living space of 170.5 m², tastefully designed and built to a high standard, is located on the heights of Villennes-sur-Seine, nestled in a large, enclosed, landscaped garden with no overlooked views.

The entrance leads to the bright kitchen overlooking its beautiful green spaces, or, after a flight of stairs, to the dining room and its superb 57 m² living room with its beautiful Boley fireplace, surrounded by greenery and opening onto the pleasant south-facing terrace.

The wooden staircase leads to the sleeping area, which consists of a master suite with a dressing room and private bathroom, a second bedroom with its own shower room, and two lovely bedrooms sharing a shower room.

The approximately 25 m² double garage offers the possibility of converting it into a bedroom with its own bathroom or a studio, as the water inlets and outlets were already installed during its construction. A beautiful layout is possible in this third module of this beautiful building.

This family home, with its high-quality construction, much needed in this town with its particularly clayey soil, offers beautiful features, sheltered from view, in a superb 2,532 m² garden adorned with numerous tree species (cedar, willow, magnolia, sweet gum, etc.). It will be able to evolve further according to the wishes of the family who will have chosen to settle there to take full advantage of this peaceful and privileged environment, with a plot of land suitable for a swimming pool, taking into account local planning regulations.

The daycare, nursery, and elementary schools are a 5-minute drive away. Middle and high schools: Verneuil, Poissy, Saint-Germain-en-Laye, and the Saint-Germain-en-Laye International High School with school shuttles.

Sports hall, stadium, horse riding, tennis, and golf course are a 5-minute drive away.

The property is a 20-minute walk or 10-minute bus ride from the city center and Villennes-sur-Seine train station (line J). 25 minutes from Paris Saint-Lazare.

Bus (line 26) to Poissy and Saint-Germain-en-Laye.

RER: Poissy line A

Close access from the A13 and A14 motorways. Paris is 19 km away via the A14.

Direct bus to La Défense is a 5-minute drive away.

The RER EOLE will open in 2026 and will serve Paris Saint-Lazare, La Défense, and Paris Porte Maillot in 20 minutes from Villennes train station.

ENERGY CLASS: E / CLIMATE CLASS: B. Estimated average annual energy expenditure for standard use, based on 2021 energy prices: between euros3,100 and euros4,240

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RSAC No. - Versailles

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,145,000

Key Information

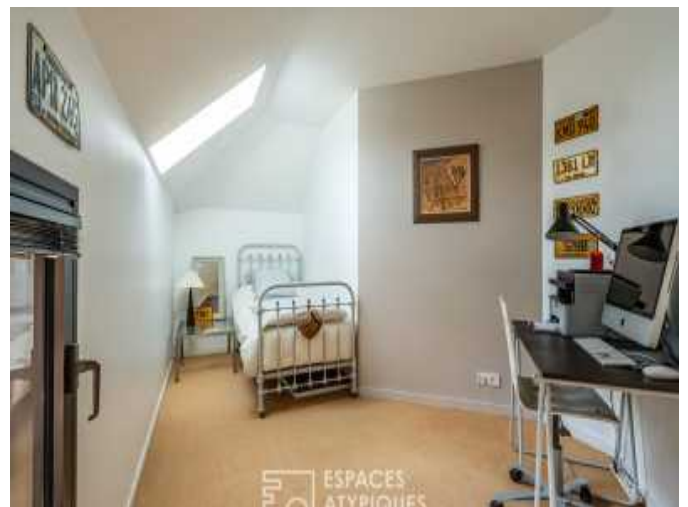
Year Built:	1991
Internal Area:	196 sqm
Land Area:	0.25 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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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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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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