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Spacious, flexible and intimate family property in the heart of a privileged...

Aigremont , Yvelines , Paris Ile-de-France



€1,200,000

inc. of agency fees

6 Beds 1 Baths 304 sqm 0.08 ha

Spacious, flexible and intimate family property in the heart of a privileged environment - Aigremont Just 2 km from Chambourcy and 7 km from Saint-Germain-en-Laye,...

At a Glance

Reference	MFH-PARIS10888	Near to	Aigremont	Price	€1,200,000
Bed	6	Bath	1	Hab.Space	304 sqm
Land	0.08 ha	Pool	No	Land Tax	N/A

Property Description

Spacious, flexible and intimate family property in the heart of a privileged environment - Aigremont Just 2 km from Chambourcy and 7 km from Saint-Germain-en-Laye, a short walk from the forest in the popular and multicultural village of Aigremont, this former farmhouse renovated by an architect offers 304 sqm of living space and its landscaped garden, not overlooked, enclosed by millstone walls. Behind the automatic gate, an elegant paved courtyard introduces this property to its flowery and carefully planted exteriors, already offering an enchanting living environment imbued with conviviality and serenity.

From the entrance, the generous volumes and fluid circulation seduce. To the left, a large single-storey bedroom with private shower room, toilet and independent access to the garden for absolute comfort.

To the right, the welcoming kitchen, equipped with a French window, naturally extends the right wing of the house into a majestic living room where the dining room and living room flow harmoniously. Large bay windows let in beautiful light, offering a clear view of the garden; the open fireplace is a promise of sweet moments to share.

A discreet door leads to a second room of generous dimensions, ready to accommodate as needed: reception room, home cinema, or games room.

Upstairs, the master suite has its own bathroom and a charming boudoir. Three other bedrooms, one of which is particularly spacious, complete this level.

At the far end, a spectacular room, magnified by its high ceilings, invites you to imagine a games area, a lounge for teenagers, or a characterful office.

A top floor leads to a large attic bedroom, full of charm with its exposed beams, its bathroom and its private toilet.

Designed for quality of life and modularity, this house also benefits from an outbuilding, a double stone cellar, and a lean-to allowing parking for three vehicles.

Offering a perfect balance between the art of living in the countryside and immediate proximity to the amenities of Chambourcy, Saint-Germain-en-Laye and the main roads to Paris, this property is a rare invitation to live differently.

Transport:

Active vehicles: the town is served by the A13 and A14 motorways leading quickly to La Défense and Paris. Bus: in Aigremont the TàD 78 serves Chambourcy in particular to join the lines R4, 8 and 70 for Saint-Germain-en-Laye. Trains et RER: The Saint-Germain-en-Laye station (RER A) is 6 KM away, that of Poissy (RER A, and SNCF to Paris Saint-Lazare and future RER E) 3 km away. Plaisir train station is 13 km away, serving Paris Montparnasse train station. For the more athletic, cycle paths lead to Chambourcy and Saint Germain en Laye.

Schooling:

École de la Forêt in Aigremont Collège André DERAÏN in Chambourcy Aigremont depends on the high schools of Saint-Germain-en-Laye: Lycée International, Lycée Jeanne d'Albret, Lycée Jean Batiste Poquelin, Lycée Léonard de Vinci, Lycée Agricole et Horticole

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average amount of annual energy expenditure for standard use established from average energy prices indexed on January 1, 2021 (subscription included): between EUR3,440 and EUR4,700 I

Information on the risks to which this property is exposed is available on the Géorisques website: Contact:

Nathalie

RSAC Versailles

Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€1,200,000

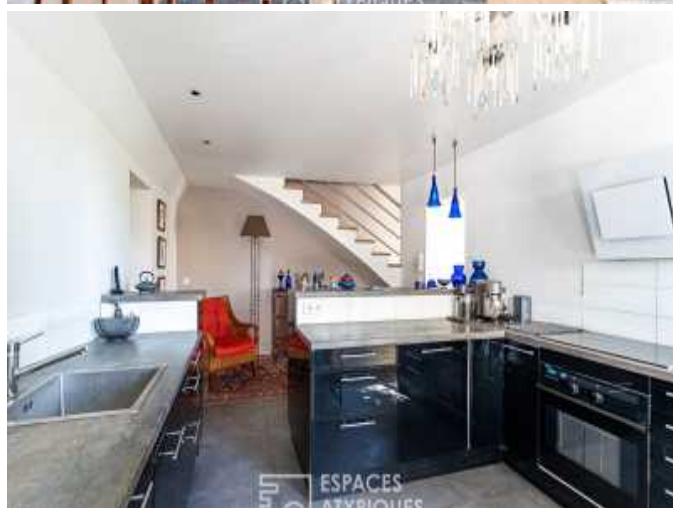
Key Information

Year Built:	1880
Internal Area:	304 sqm
Land Area:	0.08 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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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

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S. and L. BROWN



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