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# Family home with terrace and bucolic garden in absolute calm

Saint Germain En Laye, Yvelines, Paris Ile-de-France



€860,000

inc. of agency fees

**4** Beds **2** Baths **130** sqm **0.05** ha

This charming house of 130 sqm of living space, 140 sqm on the ground (227 sqm with basement) located in the very popular Fourqueux district of Saint...

## At a Glance

Reference	MFH-PARIS11900-	Near to	Saint Germain En	Price	€860,000
	сру		Laye	Hab.Space 130 sqm	e 130 sqm
Bed	4	Bath	2	Land Tax	N /A
Land	0.05 ha	Pool	No	20114	N/A

This charming house of 130 sqm of living space, 140 sqm on the ground (227 sqm with basement) located in the very popular Fourqueux district of Saint Germain en Laye, benefits from a quiet environment, not overlooked, just a 4-minute walk from the Charles Bouvard school, 20 minutes walk from the international high school of Saint Germain en Laye. The entrance leads to a pleasant living room of 36 sqm, facing E/W, which benefits from a fireplace and a pleasant shaded terrace. The hallway leads to the kitchen which benefits from its access to the living room as well as to the terrace, and then leads to the first bedroom of 10 sqm and its bathroom. The staircase leads to the sleeping area, which consists of a large landing with an office area, a bathroom shared by three beautiful bedrooms of 14 and 13 sqm, then the most spacious: 25 sqm with a very good height under a beautiful framework. The basement of 87 sqm consists of a garage, a laundry/linen room, and a storage/boiler room. This family home, nestled in its green nest, not overlooked, in absolute calm, will require some renovations to accommodate its new family. A beautiful place to develop in your image... Nursery and elementary school 4 min walk, with German section, International high school 20 min walk, 5 min by car, Line L Saint Germain Bel Air for Paris and Tram 13 17 min walk Bus R1, R5, 6 min walk Bus R2 south 4 min walk A14 4 km ENERGY CLASS: D / CLIMATE CLASS: D. Average energy prices indexed for the years 2021, 2022, 2023 including subscriptions 2,430 and 3,360 euros per year

**Summary** 

Property type: House

Bedrooms: 4

Bathrooms 2

Price €860,000

**Key Information** 

Year Built: 1973

Internal Area: 130 sqm

Land Area: 0.05 ha

Has a Garden Yes

**Location: Paris Ile-de-France** 



# Gallery















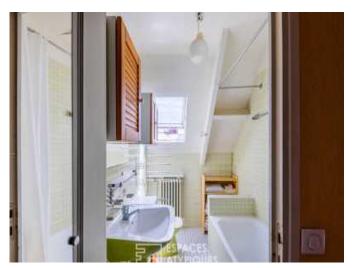














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#### S. and L. BROWN



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