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Architect-designed house with terrace and garden not overlooked

L Etang La Ville , Yvelines , Paris Ile-de-France



€1,350,000

inc. of agency fees

4 Beds 210 sqm 0.06 ha

This superb house - under a ten-year warranty - boasts a surface area of 210 m² (2,300 sq ft) and is located in the pleasant, highly sought-after area...

At a Glance

Reference	MFH-PARIS10866	Near to	L Etang La Ville	Price	€1,350,000
Bed	4	Pool	No	Hab.Space	210 sqm
Land	0.06 ha			Land Tax	N/A

Property Description

This superb house - under a ten-year warranty - boasts a surface area of 210 m² (2,300 sq ft) and is located in the pleasant, highly sought-after area of L'Etang la Ville, with its shops, market, and schools. It's also surrounded by the Saint Nom and Etang train stations (line L and tram 13), just a 14-minute walk away.

The large entrance hall, with built-in wardrobes, leads to a first bedroom on the garden level, as well as a hallway leading to the spacious 15 m² (160 sq ft) kitchen, separated by a glass wall created by a craftsman, and then to the superb living room with a gas fireplace, offering 52 m² (560 sq ft) of reception space facing south/west and opening onto its large terrace.

The sculptural staircase, designed by an Italian designer, leads to the sleeping area, which is organized by a landing and then a hallway leading to a beautiful master suite with its spacious bathroom and private dressing room. Next, a laundry/linen room, then two lovely bedrooms of 17 and 13 m² (180 sq ft and 140 sq ft) that share a pleasant bathroom with views of the garden and the trees bordering it.

A storage room with its technical area in the basement, a garden shed, a one-car garage, and two above-ground parking spaces complete the features of this superb house.

This 2017 family home, nestled in its pleasant garden, has been very well thought out in its layout, its space, its quality fittings, and the light it enjoys throughout the day. A wonderful discovery to share with you!

Line L: for Paris St Lazare, Saint Nom la Bretèche station is a 13-minute walk, 2 minutes by car.
Tram 13: a 13-minute walk to Saint Germain en Laye (6 minutes). Bus No. 15 to the International High School is a 3-minute walk away.

Nursery and elementary schools are 1.8 km away, a 5-minute drive away.

Shops and the Etang la Ville market square are a 10-minute walk away, a 3-minute drive away.

ENERGY CLASS: B / CLIMATE CLASS B: . Estimated average annual energy costs for standard use, based on 2021 energy prices (including subscription): between euros1,180 and euros1,650.

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

+33 7 61 00 52 78

RSAC Versailles:

Summary

Property type:	House
Bedrooms:	4
Price	€1,350,000

Key Information

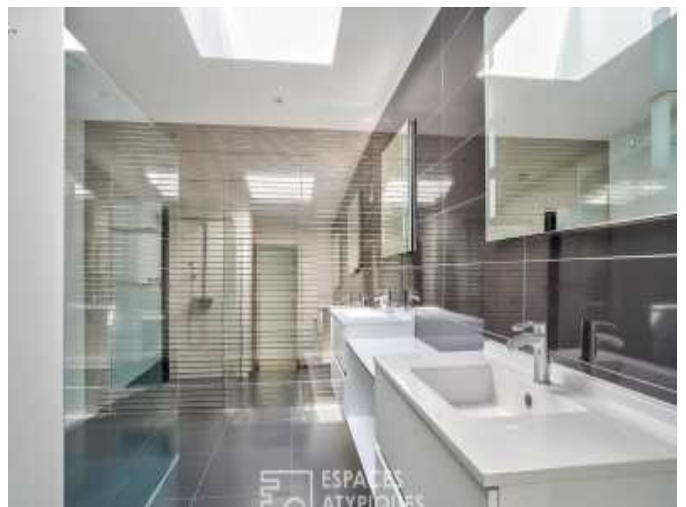
Year Built:	2017
Internal Area:	210 sqm
Land Area:	0.06 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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S. and L. BROWN



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