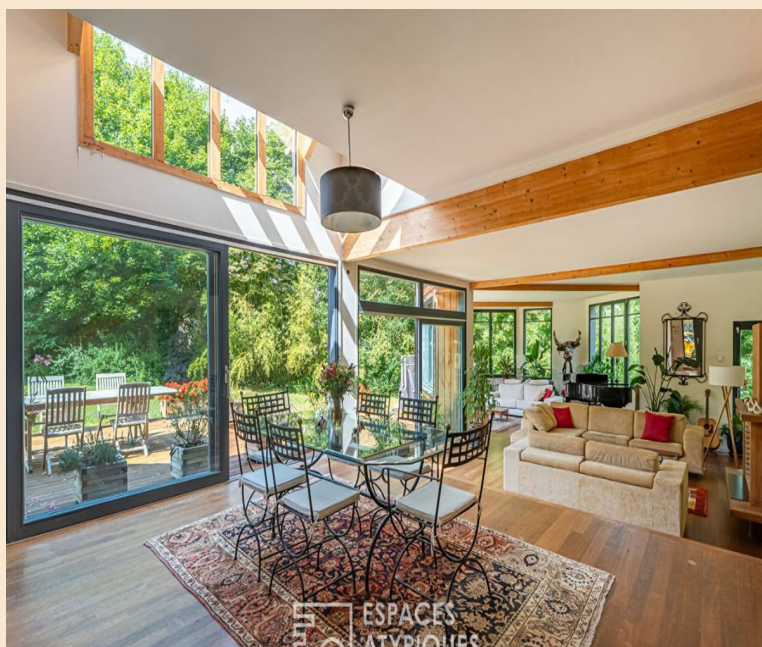


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## Bright architect-designed house in a green setting in Thiverval-Grignon

Thiverval Grignon , Yvelines , Paris Ile-de-France



€1,395,000

inc. of agency fees

5 Beds   2 Baths   280 sqm   0.19 ha

At the entrance to the authentic medieval village of Thiverval-Grignon, near Feucherolles and Crespières, with easy access to the main roads leading quickly...

### At a Glance

Reference	MFH-PARIS12033	Near to	Thiverval Grignon	Price	€1,395,000
Bed	5	Bath	2	Hab.Space	280 sqm
Land	0.19 ha	Pool	No	Land Tax	N/A

### Property Description

At the entrance to the authentic medieval village of Thiverval-Grignon, near Feucherolles and Crespières, with easy access to the main roads leading quickly to Paris, lies a hidden gem of timber-framed construction imbued with environmental harmony, from which a pleasant quality of life immediately emerges. This 280 sqm architect-designed house, with a 120 sqm basement, offers, from the entrance to the 1900 sqm property, a comforting view of a pretty, unoverlooked landscaped garden. A little further on, a flamboyant building with red cedar cladding extends along its entire length into a warm wooden terrace. The unique contours of the construction make it a unique property, an exceptional property with an authentic feel. With large bay windows opening onto the garden, the house radiates light from the moment you cross the threshold. A living space emerges, fluid, harmonious, and generous. The 31sqm bay window kitchen, discreetly set back but open to the living space, allows you to share meals in a bucolic and spacious setting. In its extension, the 24sqm living room has a very high ceiling, and in its aesthetically delineated continuity opens a 61sqm living room with its noble wood fireplace. These two rooms with merbau parquet flooring, facing southwest, open through their bay windows onto a large, friendly and pleasantly flowered terrace. In the extension of the living room, a discreet door invites you to settle into a magnificent 14sqm office in which work rhymes with serenity. This room with a soothing and generous view of the green spaces could also be used as an additional bedroom. The oak staircase leads to a landing which serves a mezzanine where it is pleasant to curl up. This level also distributes two large bedrooms, a shared bathroom, a third bedroom with a private shower room, and a spacious master suite with its dressing room and large private bathroom. Comfort is completed with a double garage, a very large modular basement (games room, home cinema, rehearsal or sports room), as well as a wine cellar. Equipped with efficient geothermal energy and recent photovoltaic panels, the house offers excellent energy efficiency. This contemporary setting combines the authenticity of a wooden property with modern architectural elegance, in a preserved setting, not far from schools, bus lines, and 2 minutes from a golf course and its exceptional sports club renowned for freedom et well-being. Living environment and accessibility: - Schools in Thiverval-Grignon: Nursery school "Les Érables" and elementary school "Les Chênes" - Middle schools and high schools: In Plaisir, Saint-

Germain-en-Laye, Montfort l'Amaury, Beynes or Versailles (transport via bus or train stations)

- Shops / commercial areas: in Plaisir, les Clayes-sous-Bois accessible in 5-10 minutes by car
- Public transport: bus lines: 12, 19, 4, 100, 27, school line TG and TAD Transport on demand -

Nearest train station: Plaisir Grignon line N to Paris Montparnasse in 26 minutes - Road axes:

Fast access A14 for La Défense / Paris and A13 for Paris Porte d'Auteuil, A86 for Versailles, Vélizy, Orly and duplex access

ENERGY CLASS: B / CLIMATE CLASS: A

Estimated average amount of Annual energy expenditure for standard use based on energy prices for 2021, 2022, 2023 (including subscriptions): between EUR2,020 and EUR2,770 per year.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€1,395,000

Key Information

Year Built:	2006
Internal Area:	280 sqm
Land Area:	0.19 ha

Location: Paris Ile-de-France



## Gallery









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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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