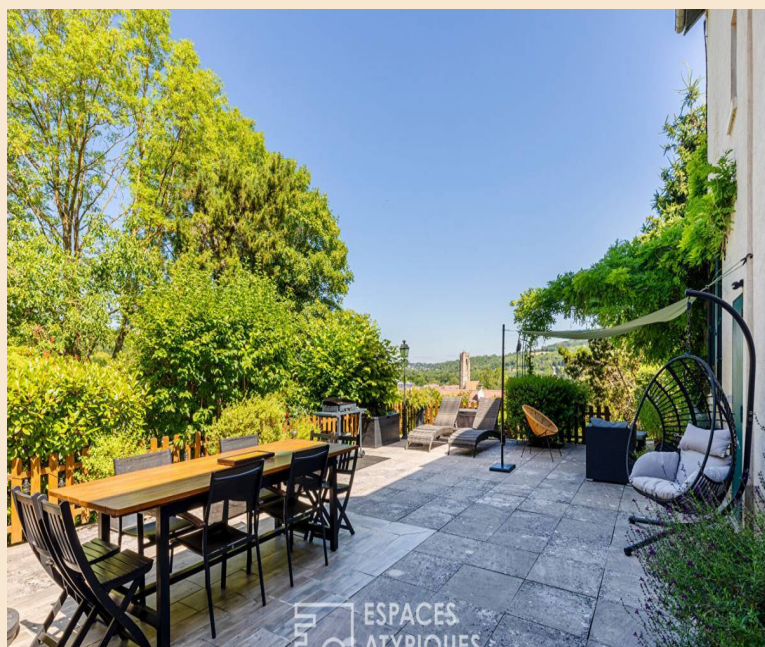


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## In Maule, breathtaking view, old-world charm and garden on the edge of...

Maule , Yvelines , Paris Ile-de-France



# €549,000

inc. of agency fees

4 Beds      165 sqm      0.17 ha

Nestled at the end of a discreet path on the heights of Maule, this house, sheltered from view, benefits from a rare environment: absolute calm, an unobstructed...

### At a Glance

**Reference** MFH-PARIS11934

**Bed** 4

**Land** 0.17 ha

**Near to** Maule

**Pool** No

**Price** €549,000

**Hab.Space** 165 sqm

**Land Tax** N/A

### Property Description

Nestled at the end of a discreet path on the heights of Maule, this house, sheltered from view, benefits from a rare environment: absolute calm, an unobstructed view as far as the village bell tower, and enveloping nature as far as the eye can see. Behind a discreet facade bordered by greenery, this old building, carefully renovated, reveals warm volumes and a holiday home atmosphere all year round. From the entrance, the charm works: the terracotta floor tiles, the exposed beams, the small-paned windows and the openings onto the garden create a bucolic, bright and soothing living environment. The cathedral living room with its stone fireplace and exposed beams opens wide onto a vast terrace designed as a second living space in fine weather: shaded dining area, outdoor lounge, sun loungers, view over the village rooftops and the surrounding countryside. The kitchen, in a chic country style, is bathed in light thanks to a double exposure and also opens onto the outside. The adjoining dining room extends the warm ambiance, with its antique floor tiles, large family table, and openings onto the garden. It is a space that is both elegant and convivial, perfect for everyday meals as well as large weekend gatherings. A beautiful wooden staircase leads to the upper floor where calm and privacy prevail. A landing leads to two bedrooms with a soft and cozy atmosphere, each offering an unobstructed view of the surrounding nature. The master suite benefits from beautiful through-light, a large fitted dressing room, and a sleeping area facing the treetops, for peaceful awakenings. A contemporary bathroom, dressed in simple and natural materials, completes the upper floor with double sinks, walk-in shower, and custom-made storage, as well as a small laundry area. Each space has been designed to combine comfort, serenity, and functionality, in an atmosphere conducive to rest and disconnection. The top floor feels like a refuge suspended under the roof. Accessed by a warm wooden staircase, it leads to an attic bedroom with a distinct charm - a New York loft feel with its brick walls and antique parquet flooring, and which benefits from a large window opening onto the greenery and the village bell tower below. It exudes tranquility, while maintaining a contemporary and youthful style. Finally, a vast office and bedroom space, structured around a magnificent exposed roof frame, offers generous volume. A tastefully optimized eaves shower room completes this level. Its understated and graphic black and white decor, its subdued lighting, and its discreet storage make it a room that is both functional and elegant. Outside, a pretty 16 sqm outbuilding is

waiting to demonstrate its full potential! The land extends over nearly 1300 sqm and offers different atmospheres: vegetable garden, orchard, relaxation area, children's games, swimming pool area, all in a green setting and not overlooked. A wooded plot (Zone N) of 400sqm, cellar and garden shed complete the property. 5 minutes from the center of Maule The house benefits from quick access on foot to the city center of Maule where there is an SNCF train station (to Paris Montparnasse or Mantes), renowned food shops, a lively market, schools, a college and all amenities. The cultural and community life is dynamic, and the area is particularly sought after for its living environment between town and countryside, only 40 minutes from Paris. Epone-Mezieres station for Paris-St Lazare 8 km away and future RER Eole station in 2027 8 km from the A13 motorway Air/Water heat pump and pellet boiler ENERGY CLASS: D / CLIMATE CLASS: B Average energy prices included in 2021 (subscriptions included): between EUR2,430 and EUR3,350 per year

### Summary

Property type:	House
Bedrooms:	4
Price	€549,000

### Key Information

Year Built:	1930
Internal Area:	165 sqm
Land Area:	0.17 ha
Has a Garden	Yes

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

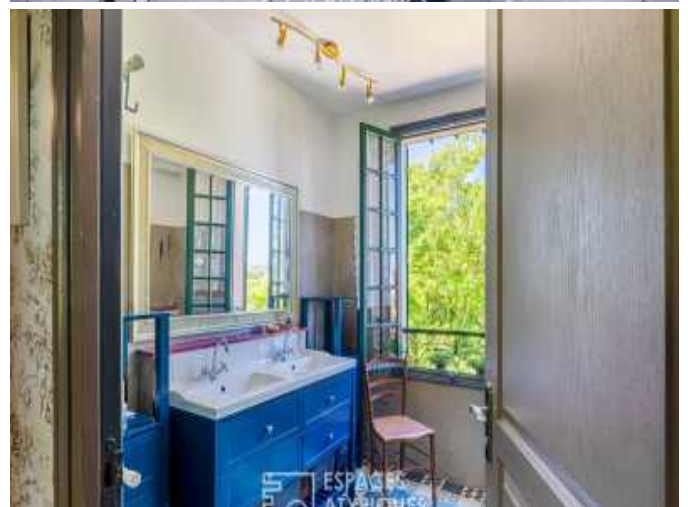
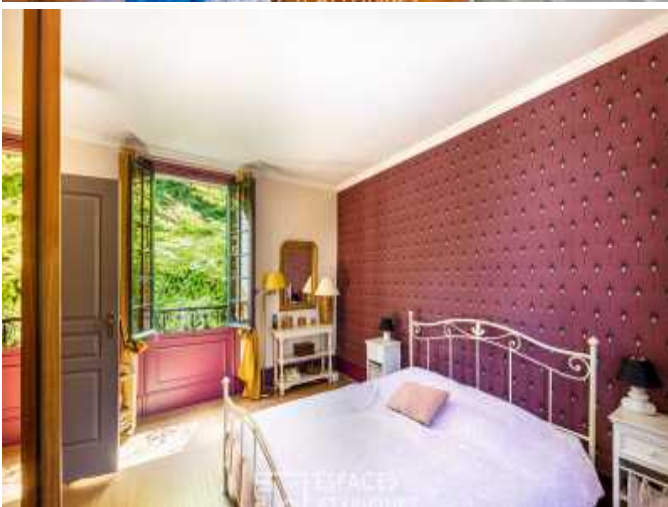




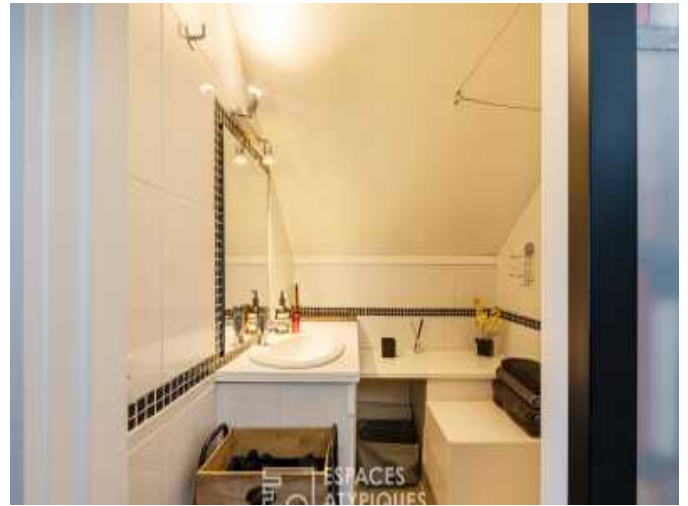
## Gallery















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