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## Old house and its contemporary outbuilding

Poissy , Yvelines , Paris Ile-de-France



**€549,000**

inc. of agency fees

3 Beds   1 Baths   153 sqm   0.04 ha

In the heart of the pleasant hamlet of Bethemont, commune of Poissy, this old house of 105 m<sup>2</sup> has survived the ages by evolving in its volumes and its configuration, while allowing itself this pretty...

### At a Glance

<b>Reference</b>	MFH-PARIS0920EY	<b>Near to</b>	Poissy	<b>Price</b>	€549,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	153 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of the pleasant hamlet of Bethemont, commune of Poissy, this old house of 105 m<sup>2</sup> has survived the ages by evolving in its volumes and its configuration, while allowing itself this pretty touch of modernism with its contemporary outbuilding of 48 m<sup>2</sup> in wooden cladding, to offer a pretty marriage of two eras around its welcoming bucolic garden.

The entrance to the main house opens onto the staircase which leads to the upper floors or provides access to

the pleasant living room which has a surface area of 23 m<sup>2</sup> with its old beams, opening onto its dining room which continues into a row through the kitchen. This last set of 20 m<sup>2</sup> benefits from high ceilings and plenty of light, with direct access to the terrace.

A hallway with storage and bathroom have taken place on this plateau.

The first level consists of a bathroom, a bedroom of 12 m<sup>2</sup>, an office space which adjoins a dressing room of 8 m<sup>2</sup> with a beautiful volume of 3 and 4 m under ceiling. These two modules can easily be readjusted into a bedroom with mezzanine and office/playroom for additional sleeping space use. The staircase ends in a charming attic bedroom.

The outbuilding with its 15 m<sup>2</sup> personal terrace, organized as a studio with its pretty bathroom and kitchen, also allows you to convert this beautiful sunny space into a workshop, office, or guest room, according to your wishes. ..

A vaulted cellar and three overhead parking spaces complete the services of this pretty home.

A stone's throw from the Golf course, the PSG training center, close to A13 and A14 access, this pretty house can still be adapted to a new family who will invest in it according to their desires...

Elementary school 5 minutes by car

Saint Jeanne d'Arc private school 5 minutes by car,

Collège de Poissy, bus 1 min walk away

Chambourcy College 6 minutes by car

Bus to Poissy train station located 5 km away, RER A, Eole and line J in 25 minutes for Paris St Lazare.

Access A13 at 2 km and A14 at 1 km

ENERGY CLASS: E / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros2,500 and euros3,410

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€549,000

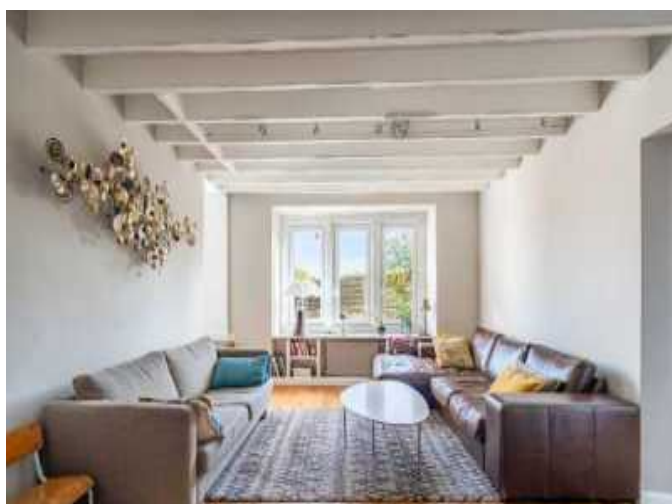
Key Information

Internal Area:	153 sqm
Land Area:	0.04 ha
Has a Garden	Yes

Location: Paris Ile-de-France

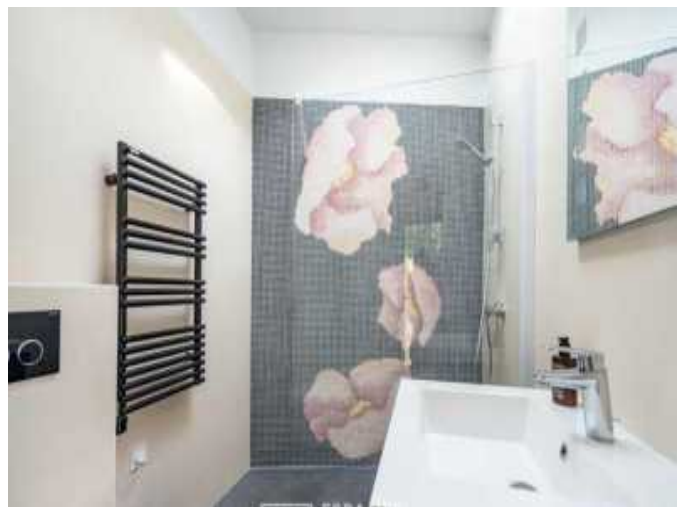


## Gallery













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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 calling 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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