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## "The ideal": Cottage in the heart of a private estate, on the edge of...

Vernouillet , Yvelines , Paris Ile-de-France



# €439,000

inc. of agency fees

5 Beds   2 Baths   98.48 sqm   0.1 ha

In the heart of Vernouillet, in a small condominium and at the end of a dead end, on the banks of a source with private access to a large park whose charming crossing provides access to the old town and...

### At a Glance

<b>Reference</b>	MFH-PARIS5438	<b>Near to</b>	Vernouillet	<b>Price</b>	€439,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	98.48 sqm
<b>Land</b>	0.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of Vernouillet, in a small condominium and at the end of a dead end, on the banks of a source with private access to a large park whose charming crossing provides access to the old town and its shops, hides this charming cottage and its garden of almost 1000 sqm! The setting is magnificent and this precious and rare property is just waiting to be redesigned to give it its full potential... The 134 sqm house (98.48 sqm

carrez), set in the middle of its garden, is composed of a very large living room including a dining room with overhead light flooded with sunlight and a living room with large French windows to create this fabulous feeling of inside/outside. Another very rare asset, 3 bedrooms on one level which share a beautiful bathroom. Upstairs, the attic already houses a bedroom, an office or games room and a bathroom, but an elevation would give the house splendid volumes with a view overlooking the 2-hectare park of the condominium! A total basement completes the property with several cellars and a laundry room. The cottage is set in the middle of its garden with a small pond, dovecote, garden shed and carport... it even seems that a stone cabin is hiding somewhere... take note of the little ones! A country cottage in the city: the ideal combination for city dwellers looking for an easy but lighter life bathed in greenery! Near crèche, kindergarten and primary schools, Montessori, college, high school and shops. Verneuil/Vernouillet station line J for Paris St Lazare (30 min) and future RER Eole less than 20 min walk Bus stop and Bus Express A14 in the immediate vicinity. Co-ownership of 27 housing lots. No proceedings in progress. Annual charges: EUR500 ENERGY CLASS: E / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR1,470 and EUR2,040 Condominiums of 27 units (No proceedings in progress).

Annual expenses : 500 euros.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€439,000

## Key Information

Year Built:	1950
Internal Area:	98.48 sqm
Land Area:	0.1 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery











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