

[Click to view MFH-PARIS5029-cpy](#)

## Contemporary house and its garden

Sartrouville , Yvelines , Paris Ile-de-France



# €698,000

inc. of agency fees

4 Beds      156 sqm      0.04 ha

Located in a residential area of Sartrouville, set back in a cul-de-sac, this detached family house built in 2005 has 156 sqm of floor space, on pleasant...

### At a Glance

<b>Reference</b>	MFH-PARIS5029-cpy	<b>Near to</b>	Sartrouville	<b>Price</b>	€698,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	156 sqm
<b>Land</b>	0.04 ha			<b>Land Tax</b>	N/A

### Property Description

Located in a residential area of Sartrouville, set back in a cul-de-sac, this detached family house built in 2005 has 156 sqm of floor space, on pleasant wooded grounds of 385 sqm, sheltered from view. The entrance, equipped with storage space, leads on one side to a large living space of 45 sqm, very bright, giving direct access to the terraces and the open kitchen fitted and equipped with quality elements, and on the other side towards a bedroom and a separate toilet. The living room benefits from high ceilings with a designer gas fireplace. The first floor is dedicated to the sleeping area. A landing leads to three beautiful bedrooms, two

dressing rooms or offices, a separate toilet, a large bathroom with shower and bathtub. The house has a full finished basement including a laundry room, a double garage with automated door. This functional house with great amenities (underfloor heating and double-glazed frames and automated blinds), bright, with very beautiful volumes, will offer an ideal living environment for a family looking for their future cocoon. - Access to Sartrouville train station via bus stop 2 min walk (approx. 10 min travel time) - Joliot Curie nursery and elementary school 5 min walk ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of expenses annual energy costs for standard use, established based on energy prices for the year 2021: between 2450 euros and 3360 euros.

## Summary

Property type:	House
Bedrooms:	4
Price	€698,000

## Key Information

Year Built:	2005
Internal Area:	156 sqm
Land Area:	0.04 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



# Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates