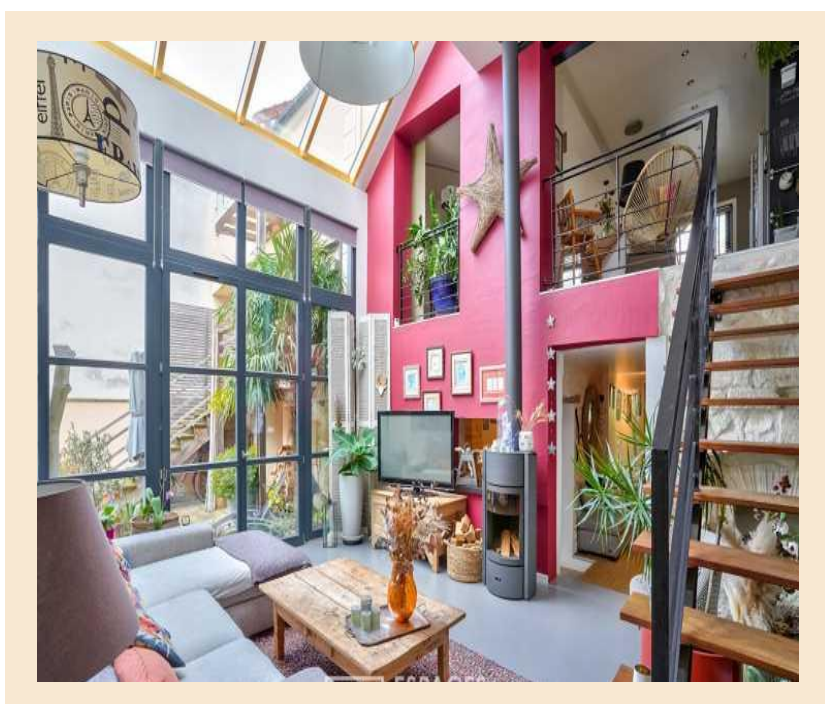


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Old house with contemporary extension and garden in the heart of Montesson

Montesson , Yvelines , Paris Ile-de-France



€897,000

inc. of agency fees

4 Beds 1 Baths 204 sqm 0.03 ha

Ideally located in the town center of Montesson, this charming 19th century house has evolved over time by taking on a superb contemporary extension. Built on a plot of 330 m², it develops an area of...

At a Glance

Reference	MFH-PARIS6207	Near to	Montesson	Price	€897,000
Bed	4	Bath	1	Hab.Space	204 sqm
Land	0.03 ha	Pool	No	Land Tax	N/A

Property Description

Ideally located in the town center of Montesson, this charming 19th century house has evolved over time by taking on a superb contemporary extension. Built on a plot of 330 m², it develops an area of 204 m² spread over 3 levels and offers several outdoor spaces. After a flight of stairs, the house opens onto a spacious entrance hall with storage. In the continuity of the latter, a pleasant room is profiled offering on one side a

beautiful fully equipped open kitchen, and on the other a relaxation/office area with a view overlooking the living room below, which has taken place in the contemporary extension of 28 m². The latter, bathed in light thanks to its fully glazed wall, offers exceptional ceiling height and direct access to a paved courtyard located at the front of the house. It is decorated with a wood stove that will warm up the winter evenings? On the same level as the living room, there is a games room and a dining room that has retained all the charm of the old with their exposed stone walls. It opens onto a pleasant wooded garden with a terrace that invites you to relax with family or friends. Accessible from the main entrance of the house, the attic floor houses the sleeping area consisting of 2 bedrooms, a dressing room that can be used as a bedroom, and a large parental area of 40 m² (with the possibility of creating a Bathroom). The latter has an unsuspected solarium which has taken place on the roof of the extension, and offers an unobstructed view of the surroundings. A bathroom completes this level. A scullery/laundry room, a large cellar/boiler room, a double garage with a large storage space on the mezzanine, as well as 2 parking spaces in the courtyard, complete the services of this exceptional house. This beautiful building, renovated with taste, has managed to combine the charm of the old and a contemporary extension with quality services for the comfort and well-being of family life. Le Vésinet-Le Pecq station (RER A): 10 min by bus Houilles-Carières station for access to La Défense -St Lazare (Line L, Line J, RER A): 15 min by bus School card: - Marie Laurencin kindergarten (500m) - Jean Moulin Elementary School (400m) - Pablo Picasso College (700m) ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, based on energy prices of the year 2021: between 1540EUR and 2120EUR.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€897,000

Key Information

Year Built:	1874
Internal Area:	204 sqm
Land Area:	0.03 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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