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Unusual townhouse

Grosrouvre , Yvelines , Paris Ile-de-France



€845,000

inc. of agency fees

4 Beds 3 Baths 278 sqm 0.03 ha

Unusual town house A former village shop, converted into a home, this pretty house is located in the center of Grosrouvre in a quiet, landscaped setting. Its floor area is 278 sqm on a plot of 300 sqm....

At a Glance

Reference	MFH-PARIS5070	Near to	Grosrouvre	Price	€845,000
Bed	4	Bath	3	Hab.Space	278 sqm
Land	0.03 ha	Pool	No	Land Tax	N/A

Property Description

Unusual town house A former village shop, converted into a home, this pretty house is located in the center of Grosrouvre in a quiet, landscaped setting. Its floor area is 278 sqm on a plot of 300 sqm. The property has been modernized until 2018 with quality materials. Two beautiful terraces, one of which leads to an outbuilding for a liberal profession or an artist's studio. And a pretty patio fenced off with a whitewashed wall whose floor is made of original cement tiles. A beautiful living space of 40 sqm offers a cozy lounge with a suspended copper fireplace. Beautiful granito terrazzo tiles set the tone for the mixture of old and

modern materials. The kitchen, equipped with a professional cooking range, opens onto a dining area of 23 sqm. A guest bedroom of 19 sqm with its private bathroom and shower is located on half a floor. Then, a large office with workshop windows will appeal to teleworkers. A beautiful parental suite of 30 sqm with a dressing room of 22 sqm and a private walk-in shower is through with a view of the rooftops and the countryside. An additional bathroom completes this first level. A refined solid wood staircase leads to an 84 sqm space distributing two attic bedrooms which share a waxed concrete bathroom. The assets of this house are the luminosity, the beautiful volumes, the quality services, the fluid circulation of the spaces, the exteriors and the village. On foot the kindergarten to the primary school, a crèche, a restaurant and a delicatessen. A school bus for college and high school in Montfort l'Amaury and La Queue les Yvelines. 10 minutes from Méré-Montfort l'Amaury station for Paris-Montparnasse and the N12. ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR3,590 and EUR4,890.

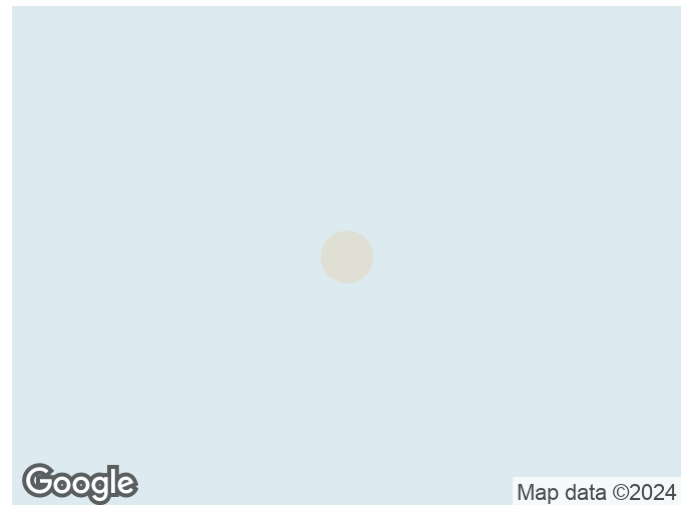
Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€845,000

Key Information

Internal Area:	278 sqm
Land Area:	0.03 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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