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Atypical charm in the heart of a dynamic small town

Aubergenville , **Yvelines** , **Paris Ile-de-France**



€399,000

inc. of agency fees

3 Beds 1 Baths 160 sqm 0.07 ha

In the center of the village, close to shops and schools, this charming old house is built on a pleasant enclosed garden of 700 m². The land is divided into 3 distinct parts in order to offer both pleasure...

At a Glance

Reference	MFH-PARIS6302	Near to	Aubergenville	Price	€399,000
Bed	3	Bath	1	Hab.Space	160 sqm
Land	0.07 ha	Pool	No	Land Tax	N/A

Property Description

In the center of the village, close to shops and schools, this charming old house is built on a pleasant enclosed garden of 700 m². The land is divided into 3 distinct parts in order to offer both pleasure and functionality: an adorable little tree-lined courtyard leads to a gate on the street for easy access when returning from foot races, a beautiful paved esplanade is reserved for access cars and parking, and finally an adorable priest's

garden faces the house and offers unusual access to a pretty vaulted cellar. The house has several levels and half-levels, which gives it a real character. On the garden level, a large entrance leads to a guest toilet, a large laundry room and a pleasant fitted kitchen with dining area, which makes it a living room in its own right. Another level reveals a double living room of approximately 50 m², crossing light with its triple orientation, which is presented in 2 open parts: a beautiful dining area, then a pleasant cathedral living room slightly raised by a few steps. A cathedral veranda completes the living spaces and fills the need for an office, workshop or games room. A few steps higher, it is the parental space which is structured around a landing with cupboard, offering a bedroom and a large bathroom with shower and bathtub and a toilet. Above we discover two other spacious and bright bedrooms, under cathedral attic spaces, ideal for accommodating children's space. Finally, to complete this set, there are added 2 garages of 27 m² each, 3 cellars and 1 workshop. Aubergenville is a very dynamic town which has numerous sports and cultural infrastructures, small businesses as well as large shopping centers. Local shops, school 3 minutes walk. Middle school and high school on site. Medical House in the immediate vicinity Train station 9 minutes by bike A13 a few minutes by car ENERGY CLASS: E / CLIMATE CLASS E: Estimated average amount of annual energy expenditure for standard use, established from energy prices of the year 2021: between EUR2,750 and EUR3,790. Katia

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€399,000

Key Information

Internal Area:	160 sqm
Land Area:	0.07 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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