

[Click to view MFH-PARIS6232-cpy](#)

## Charming house a few minutes from Montfort l'Amaury

Montfort L Amaury , Yvelines , Paris Ile-de-France



**€465,000**

inc. of agency fees

4 Beds      120 sqm      0.05 ha

Charming house a few minutes from Montfort l'Amaury 40 minutes from Paris, a few minutes from Montfort l'Amaury and located near the Château de Millemont, location of many major film shoots, this delightful...

### At a Glance

<b>Reference</b>	MFH-PARIS6232-cpy	<b>Near to</b>	Montfort L Amaury	<b>Price</b>	€465,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	120 sqm
<b>Land</b>	0.05 ha			<b>Land Tax</b>	N/A

### Property Description

Charming house a few minutes from Montfort l'Amaury 40 minutes from Paris, a few minutes from Montfort l'Amaury and located near the Château de Millemont, location of many major film shoots, this delightful charming house with refined decoration and warm thanks to a beautiful palette of Farrow and Ball colors, will appeal to lovers of calm and beautiful walks in the countryside who want easy access to transport and

major roads. On a plot of 535 m<sup>2</sup> not overlooked, sheltering magnificent rose bushes, this pretty old house combining beautiful stone and beams, allows you to live almost on one level. Its surface area of approximately 120 m<sup>2</sup> is divided between a main house and a duplex, ideal for a teenager, a liberal profession, a guest house or seasonal rental. As soon as the gate opens, the charm acts! A first garden serves the main house and the duplex which benefits from a sunny terrace. The entrance to the house opens onto a pretty living room with a wood stove which will warm up winter days and which overlooks a very beautiful garden planted with a pretty apple tree which offers a shaded corner for summer lunches. The kitchen with a dining area gives access to a beautiful vaulted cellar. A master suite with a view of the garden, a shower room with overhead light and a toilet offer a very pleasant first sleeping area. An office or a second bedroom completes the ground floor. The attic floor, now converted into a workshop and cinema area, could become a large children's bedroom. At the bottom of the garden, a garage now houses a workshop and a guest bedroom. The independent duplex is composed of a living room, a kitchen area, a mezzanine bedroom, a shower room and toilets. Primary school in the village, school bus for middle and high schools, access to Paris N12, direct train to Montparnasse station 5 minutes by bike. ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, established based on energy for the year 2021: between EUR2,020 and EUR2,800

## Summary

Property type:	House
Bedrooms:	4
Price	€465,000

## Key Information

Internal Area:	120 sqm
Land Area:	0.05 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