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

Garancieres , 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	<b>Near to</b>	Garancieres	<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







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**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.

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