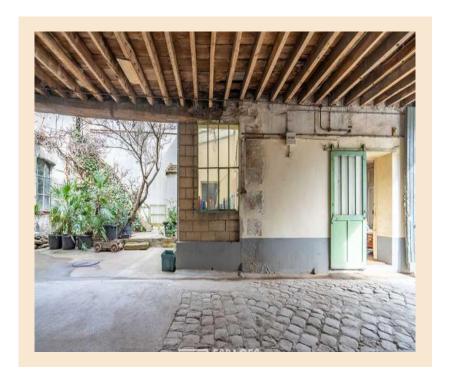


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# Very strong potential for this old house to be restored in the heart of...

Carrieres Sur Seine, Yvelines, Paris Ile-de-France



€525,000

inc. of agency fees

**2** Beds **1** Baths **106.6** sqm **0.01** ha

This village house in Carrières sur Seine in the historic center district built in 1800 is today in 3 parts. The first, to the right of the large entrance porch, is the main house of 106.6 sqm comprising...

#### At a Glance

**Reference** MFH-PARIS5298 **Near to** Carrieres Sur Seine **Price** €525,000

**Bed** 2 **Bath** 1 **Hab.Space** 106.6 sqm

Land 0.01 ha Pool No Land Tax N/A

### **Property Description**

This village house in Carrières sur Seine in the historic center district built in 1800 is today in 3 parts. The first, to the right of the large entrance porch, is the main house of 106.6 sqm comprising on the ground floor an entrance, a living room, a WC, a kitchen, a veranda with a courtyard. On the 1st floor a landing, 2 bedrooms and a bathroom. A sleek solid wood staircase leads to a landing with a 35 m2 attic with high

ceilings and a view of the banks of the Seine. The second part is located in a future co-ownership and corresponds to the porch with old paving and above an attic to be converted and a cellar representing a surface area (Carrez law of 155.4 sqm). The third, opposite the courtyard, is a magnificent old barn of 33.9 sqm with another attic of 36.6 sqm above with very high ceilings. At the exit of this attic and after a few steps a hanging garden is revealed out of sight. Lovers of old stones and a village atmosphere near Paris will be able to imagine themselves in this property with very strong development potential. There is no doubt that the charm will work! Less than 30 minutes from Paris, this unique property to be restored has all the assets to offer a real quality of life to its owners due to its location and its flexibility for an attractive budget! - All shops and the Victor Hugo nursery school 5 minutes walk. - Houilles SNCF and RER A station 6 minutes by bus. ENERGY CLASS: G/CLIMATE CLASS: G. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 2360 euros and 3240 euros.

# **Summary**

Property type: House Bedrooms: 2
Bathrooms 1

Price €525,000

# **Key Information**

Year Built: 1800

Internal Area: 106.6 sqm Land Area: 0.01 ha

Has a Garden Yes

## **Location: Paris Ile-de-France**





# Gallery













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S. and L. BROWN



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