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## Old house with contemporary extension and garden in the heart of Montesson

Montesson , Yvelines , Paris Ile-de-France



**€897,000**

inc. of agency fees

4 Beds   1 Baths   204 sqm   0.03 ha

Ideally located in the town center of Montesson, this charming 19th century house has evolved over time by taking on a superb contemporary extension. Built on a plot of 330 m<sup>2</sup>, it develops an area of...

### At a Glance

<b>Reference</b>	MFH-PARIS6207-cpy	<b>Near to</b>	Montesson	<b>Price</b>	€897,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	204 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located in the town center of Montesson, this charming 19th century house has evolved over time by taking on a superb contemporary extension. Built on a plot of 330 m<sup>2</sup>, it develops an area of 204 m<sup>2</sup> spread over 3 levels and offers several outdoor spaces. After a flight of stairs, the house opens onto a spacious entrance hall with storage. In the continuity of the latter, a pleasant room is profiled offering on one side a

beautiful fully equipped open kitchen, and on the other a relaxation/office area with a view overlooking the living room below, which has taken place in the contemporary extension of 28 m<sup>2</sup>. The latter, bathed in light thanks to its fully glazed wall, offers exceptional ceiling height and direct access to a paved courtyard located at the front of the house. It is decorated with a wood stove that will warm up the winter evenings? On the same level as the living room, there is a games room and a dining room that has retained all the charm of the old with their exposed stone walls. It opens onto a pleasant wooded garden with a terrace that invites you to relax with family or friends. Accessible from the main entrance of the house, the attic floor houses the sleeping area consisting of 2 bedrooms, a dressing room that can be used as a bedroom, and a large parental area of 40 m<sup>2</sup> (with the possibility of creating a Bathroom). The latter has an unsuspected solarium which has taken place on the roof of the extension, and offers an unobstructed view of the surroundings. A bathroom completes this level. A scullery/laundry room, a large cellar/boiler room, a double garage with a large storage space on the mezzanine, as well as 2 parking spaces in the courtyard, complete the services of this exceptional house. This beautiful building, renovated with taste, has managed to combine the charm of the old and a contemporary extension with quality services for the comfort and well-being of family life. Le Vésinet-Le Pecq station (RER A): 10 min by bus Houilles-Carières station for access to La Défense -St Lazare (Line L, Line J, RER A): 15 min by bus School card: - Marie Laurencin kindergarten ( 500m) - Jean Moulin Elementary School (400m) - Pablo Picasso College (700m) ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, based on energy prices of the year 2021: between 1540EUR and 2120EUR.

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€897,000

### Key Information

Year Built:	1874
Internal Area:	204 sqm
Land Area:	0.03 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



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