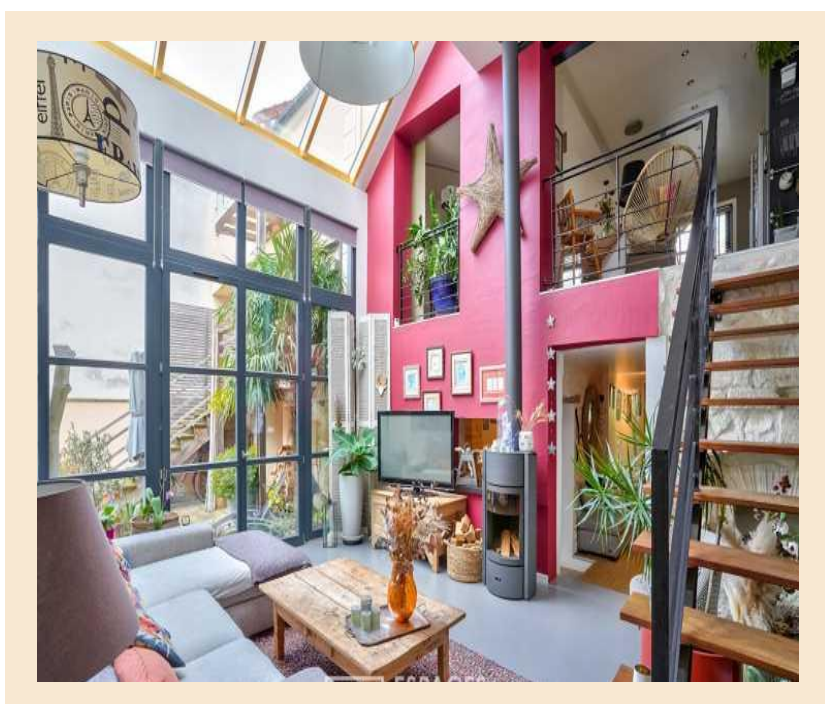


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## Old house with contemporary extension and garden in the heart of Montesson

Montesson , Yvelines , Paris Ile-de-France



# €945,000

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>     | €945,000 |
| <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          | €945,000 |

## Key Information

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

## Location: Paris Ile-de-France



## Gallery







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