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## Real estate complex for large families or investors

**Boissy Mauvoisin , Yvelines , Paris Ile-de-France**



# €535,000

inc. of agency fees

7 Beds    2 Baths    290 sqm    0.13 ha

Located between Mantes la Jolie and Bréval, in a quiet hamlet, this property is made up of 2 independent houses, all on an enclosed garden of almost 1300 m<sup>2</sup>, each with its own pedestrian and car access....

### At a Glance

<b>Reference</b>	MFH-PARIS6333	<b>Near to</b>	Boissy Mauvoisin	<b>Price</b>	€535,000
<b>Bed</b>	7	<b>Bath</b>	2	<b>Hab.Space</b>	290 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located between Mantes la Jolie and Bréval, in a quiet hamlet, this property is made up of 2 independent houses, all on an enclosed garden of almost 1300 m<sup>2</sup>, each with its own pedestrian and car access. In the main house, the ground floor is composed of an entrance which leads to a living room with fireplace, a dining room also with fireplace and a fitted kitchen, all opening onto a pleasant sun terrace. A double garage

overlooking the street, a toilet, a laundry boiler room complete this first level. A few steps reveal a bedroom with a view of the garden and a private bathroom. On the first floor, a large landing with numerous cupboards and a mezzanine that can accommodate an office make it a real living room. Continuing on, we discover a cathedral bedroom with cupboards, a large bathroom with shower and bathtub, then 2 twin bedrooms with mezzanines, and toilet. Vaulted cellar and storeroom. The second house, which has its own access, includes a large reception room with central fireplace, a fitted kitchen, a bathroom and 2 bedrooms upstairs. It has an independent double garage, a cellar and a boiler room. A large enclosed garden with trees completes this atypical ensemble which may be suitable for a large family who would need 2 close but independent spaces, for an investor who would like to rent, or for an individual who could transform the second house into bedrooms. hosts or Airbnb! School in the village Axis A13 12 minutes by car School buses for middle and high schools SNCF station 20 minutes by car. Main house ENERGY CLASS: E / CLIMATE CLASS E: Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR3,110 and EUR4,250 Second house ENERGY CLASS: D / CLIMATE CLASS C: Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,200 and EUR1,670 Katia

## Summary

Property type:	House
Bedrooms:	7
Bathrooms	2
Price	€535,000

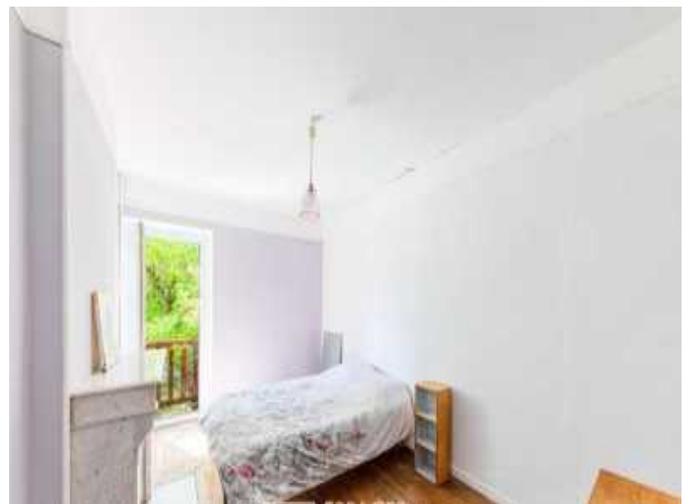
## Key Information

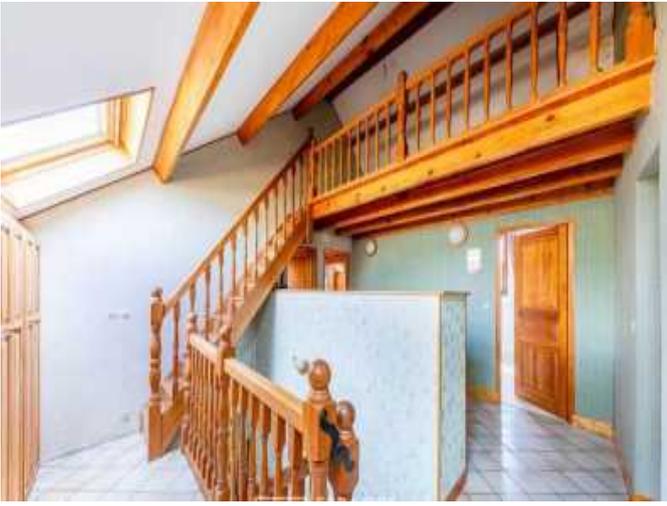
Internal Area:	290 sqm
Land Area:	0.13 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery







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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.

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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.

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