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The architect with a resplendent view of the Mérantaise valley

Chateaufort , Yvelines , Paris Ile-de-France



€1,050,000

inc. of agency fees

5 Beds 2 Baths 220 sqm 0.11 ha

In the heart of the picturesque village of Châteaufort, 10 km from Versailles, close to the Saclay plateau in a calm, peaceful and green environment, this architect-designed house from 2013, with a surface...

At a Glance

Reference MFH-PARIS6459
Bed 5
Land 0.11 ha

Near to Chateaufort
Bath 2
Pool No

Price €1,050,000
Hab.Space 220 sqm
Land Tax N/A

Property Description

In the heart of the picturesque village of Châteaufort, 10 km from Versailles, close to the Saclay plateau in a calm, peaceful and green environment, this architect-designed house from 2013, with a surface area of 310 sqm (garden level included), including 220 sqm of living space, is nestled on a plot of 1100 sqm overlooking the Mérantaise valley. After the gate you access a courtyard where you can park 2 cars. A large awning

allows you to benefit from a beautiful additional space of 33 sqm (direct access through the bay windows to the terrace). Discover from the entrance, a large living room of 55 sqm decorated with a central insert, where a living room, a dining area and the fitted kitchen offer a setting that is both functional and warm open onto the greenery . These spaces extend naturally towards a large teak terrace facing south, inviting you to relax and contemplate. A shower room completes this level. The staircase is decorated with a large custom-made library leading to a superb master suite with a south-facing solarium out of sight, a dressing room and a bathroom and shower, offering an exceptional private space. . A second bedroom with its mezzanine and a storage room. A third bright bedroom, a second bathroom and plenty of storage space complete this level. The garden level, a true extension of this villa, houses a large office or a games room (which can easily be transformed into a bedroom). another bedroom overlooks the garden. Finally, a third bathroom, a laundry room, a storage room, a workshop area and a spacious garage complete this level. A second portal opens onto a small courtyard or a two-room apartment of 40 sqm with its shower room to be renovated. It is entirely possible to connect this to the main house if you wish. 30 minutes from Paris, an undeniably charming place, this house offers a life project for nature lovers, a main residence, and for those who wish, an additional activity or liberal profession with the 2-room apartment and its entrance. independent. Primary school, nursery school, leisure center, bakery, restaurants and hairdresser. Bus to Versailles Chantiers (10km) and St Rémy les Chevreuse (5 km) Lycée Franco-Allemand and Buc college 5km Access D36 Versailles Paris

ENERGY CLASS: D 201 / CLIMATE CLASS: D6 The estimated average amount of expenses annual energy costs for standard use, established based on energy prices for the year 2021: between EUR2,410 and EUR3,300

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€1,050,000

Key Information

Year Built:	2013
Internal Area:	220 sqm
Land Area:	0.11 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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