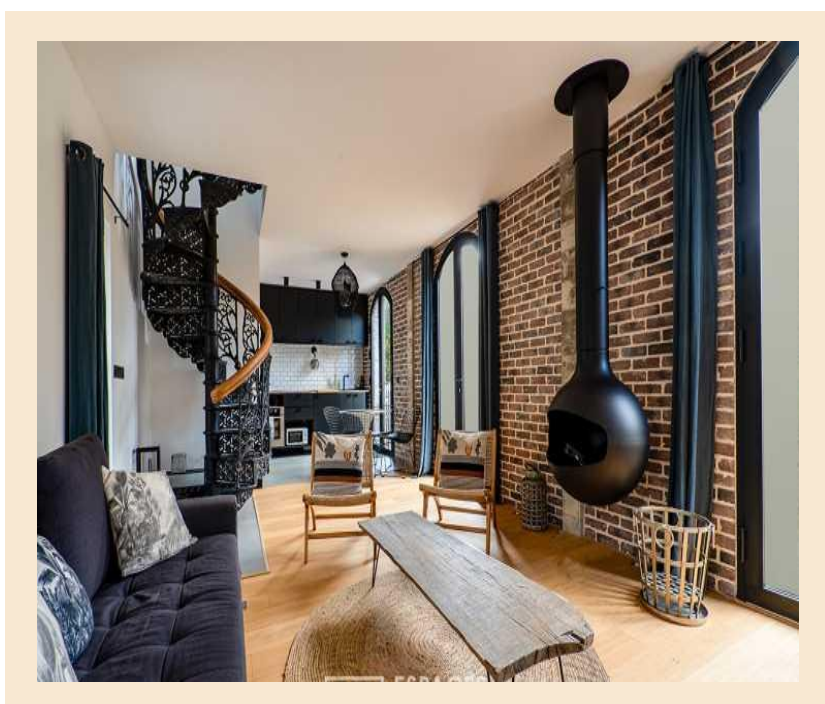


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## Like in a hotel: Rehabilitated residential complex in the Longchenes district

**Bullion** , **Yvelines** , **Paris Ile-de-France**



# €750,000

inc. of agency fees

5 Beds      185 sqm      0.63 ha

This real estate complex is divided into 3 parts, the first is a dwelling of 88 sqm, the second is an old barn of 77 sqm then the third a studio of 20 sqm completely renovated. The whole is located in...

### At a Glance

|                  |               |                |         |                  |          |
|------------------|---------------|----------------|---------|------------------|----------|
| <b>Reference</b> | MFH-PARIS6725 | <b>Near to</b> | Bullion | <b>Price</b>     | €750,000 |
| <b>Bed</b>       | 5             | <b>Pool</b>    | Yes     | <b>Hab.Space</b> | 185 sqm  |
| <b>Land</b>      | 0.63 ha       |                |         | <b>Land Tax</b>  | N/A      |

### Property Description

This real estate complex is divided into 3 parts, the first is a dwelling of 88 sqm, the second is an old barn of 77 sqm then the third a studio of 20 sqm completely renovated. The whole is located in the Longchènes district of Bullion in a quiet and landscaped environment out of sight while being close to the amenities of Clairefontaine, Limours, Rambouillet and Dourdan. With its total area of 185sqm on a superb plot of

6273sqm fully fenced and wooded, lovers of nature and the village atmosphere will know how to project themselves. Like a decoration magazine renovated in 2012. The architect owner has kept the charm of the old with noble materials while combining the association of contemporary, volumes, brightness, comfort and outdoor spaces. Through a gate, you access a large courtyard where you can park several vehicles. The first house of 88 sqm benefits from a beautiful living space including an equipped and fitted kitchen with a central island with a dining area, a comfortable living room with an insert fireplace to spend warm and friendly moments. The bay window leads to an atypical and attractive terrace with its fireplace and a small jade green swimming pool to cool off (possible to swim against the current) while contemplating the superb raised ground and the wood belonging to the property. From the entrance, a concrete staircase like a sculpture leads to two pleasant suites with their own walk-in shower room and a dressing room. A pantry and a bathroom complete this property. The second house of 77 sqm is just as charming. It consists of a pleasant living room including a dining kitchen and a very cocooning living room with its wood stove and a wooden terrace always out of sight. By a superb hécoloidal staircase in wrought iron mottled with fleas you will arrive on 2 rooms having each their room of water. A pantry and storage complete this property. An independent studio of 20 sqm offers a pleasant living space which offers an equipped American kitchen, a living room and a sleeping area, an Italian shower room and toilets. A pleasant terrace sheltered from the 2 other dwellings. Currently operated in Airbnb (very profitable rental yield). It is also possible to combine the 2 houses in the form of a glass roof or veranda in order to make a comfortable and spacious home. All double-glazed frames are made of aluminium. Floor heating with gas boiler for the 88 sqm house and electric heating for the other 2. (De Dietrich boiler). Two relaxation areas with jacuzzi. Automatic watering. Garden shed. Promoter, Investor It is quite possible to divide the land because part of the plot is buildable and serviced UA zone The choices of lives are numerous: Families, Telework, liberal professions, rental yield, investment? ENERGY CLASS: C173 / CLIMATE CLASS: B 9. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2022: EUR770 and EUR1,090. 2.5 km from the center of the village, shops and the primary nursery school. Bus stop 10 m away Gare St Rémy les Chevreuse or Rambouillet 15 min towards Paris RER B/C / Transilien N

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 5        |
| Price          | €750,000 |

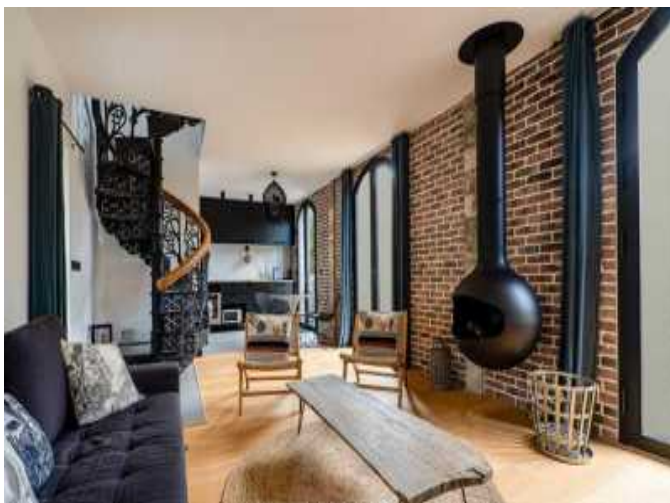
## Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1900    |
| Internal Area: | 185 sqm |
| Land Area:     | 0.63 ha |
| Has a Garden   | Yes     |
| Swimming Pool? | Yes     |

## Location: Paris Ile-de-France



## Gallery









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**C. BAUER – Sunday Times**

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