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## Cocoon for large families in the heart of Verneuil-sur-Seine

Verneuil Sur Seine , Yvelines , Paris Ile-de-France



# €849,000

inc. of agency fees

7 Beds   2 Baths   268 sqm   0.05 ha

In the heart of Verneuil-sur-Seine, this 257 sqm family home is surrounded by the city's amenities and just an 8-minute walk from the train station (Line J St Lazare and future RER Eole) and the prestigious...

### At a Glance

<b>Reference</b>	MFH-PARIS6776	<b>Near to</b>	Verneuil Sur Seine	<b>Price</b>	€849,000
<b>Bed</b>	7	<b>Bath</b>	2	<b>Hab.Space</b>	268 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of Verneuil-sur-Seine, this 257 sqm family home is surrounded by the city's amenities and just an 8-minute walk from the train station (Line J St Lazare and future RER Eole) and the prestigious educational establishment -Notre Dame des Oiseaux.

This is where the practical meets the pleasant, where daily family life flourishes in harmony.

The street side facade and its surroundings hide the game of the house well: Don't be fooled by appearances! As soon as you walk through the door, the cathedral entrance surprises and sets the tone for the volumes of the house. A double living room of more than 40 sqm reveals its charms and its warm fireplace. The kitchen has been renovated and opens completely to the outside thanks to a 13 sqm terrace which overlooks the garden: it is the beating heart of the house ready to host convivial meals.

On the ground floor, a single-storey bedroom with private bathroom completes the floor and guarantees comfort and privacy.

Back in the entrance, a staircase reveals a real landing room upstairs, generous in volume and brightness, and serving five bedrooms, a bathroom and an additional toilet. The garden level offers a picture of greenery and tranquility. A 27 sqm bedroom overlooks the garden, next to a bathroom, a spacious laundry room, an office and a sewing workshop, all enjoying a soothing view of the outside.

At the back, the facade reveals this magnificent architectural gesture, thus breaking the initial codes of the house and we take pleasure in contemplating it from the good-sized garden and so pleasant even in the heart of the city.

This house, designed for family life, is located in a town which skilfully combines access to services and the comfort of a peaceful setting. Verneuil-sur-Seine, welcoming and charming, presents this attractive proposition for those seeking to merge comfort and functionality in their family home.

A covered garage completes the property as well as several parking spaces outside. The whole is located on a plot of 461 sqm.

All shops on foot

Public nursery and elementary school 2 min walk

Public college 5 min drive

Private establishment Notre-Dame Les Oiseaux (Kindergarten to high school) 10 min walk

Vernouillet-Verneuil train station 10 min walk (Line J - St Lazare in 27 min, 3 RER A Poissy stops and future RER Eole - La Défense stop in 20 min).

Access A13 and A14 in 10 minutes

**ENERGY CLASS: D / CLIMATE CLASS: B.**

Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR3,550 and EUR4,870

## Summary

Property type:	House
Bedrooms:	7
Bathrooms	2
Price	€849,000

## Key Information

Internal Area:	268 sqm
Land Area:	0.05 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery













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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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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**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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