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## Explosion of charm in a sought-after hamlet near Guerville

Guerville , Yvelines , Paris Ile-de-France



**€399,000**

inc. of agency fees

3 Beds   2 Baths   160 sqm   0.02 ha

Out of sight, behind its imposing entrance porch, hides a charming stone house recently renovated with great care. Once the majestic door is closed, you are pleasantly surprised by an adorable courtyard...

### At a Glance

|                  |               |                |           |                  |          |
|------------------|---------------|----------------|-----------|------------------|----------|
| <b>Reference</b> | MFH-PARIS7066 | <b>Near to</b> | Guerville | <b>Price</b>     | €399,000 |
| <b>Bed</b>       | 3             | <b>Bath</b>    | 2         | <b>Hab.Space</b> | 160 sqm  |
| <b>Land</b>      | 0.02 ha       | <b>Pool</b>    | No        | <b>Land Tax</b>  | N/A      |

### Property Description

Out of sight, behind its imposing entrance porch, hides a charming stone house recently renovated with great care. Once the majestic door is closed, you are pleasantly surprised by an adorable courtyard without any overlooked area. The vegetation and the different spaces judiciously placed depending on the exposure will allow you to have lunch in the shade with your family, to sunbathe in the afternoon, or to enjoy an aperitif

with friends under the arbor. in wood at sunset. The house benefits from an L-shaped plan which allows it to offer an original and atypical layout. A large boudoir-style entrance leads to a pleasant living room with fireplace which has been equipped with a wood stove and has bay windows giving direct access to the terrace, a fitted and equipped kitchen in a chic country style also overlooking the exterior courtyard , then its back kitchen, guest toilet. On the first level, a landing with storage cupboards serves on one side: a charming bedroom with careful decoration as well as a bathroom with an in-ground bathtub. On the other side, a surprising living room, partly cathedral and crossing, which gives it beautiful light. This could easily be transformed into one or two additional bedrooms. Finally, a second equally charming bedroom with its private bathroom completes this floor. Above, a converted attic made up of several rooms in a row which can become a space dedicated to children for their greatest happiness. From the courtyard, a double door invites you to descend into a maze of beautiful vaulted cellars allowing easy additional storage. Nothing can replace a visit to discover this unique property and fall under its charm! Nursery and primary schools 5 minutes by car (School bus) Middle and high schools nearby (Bus) SNCF train station less than 5 km away - Bus lines Shops in the village ENERGY CLASS: E / CLIMATE CLASS E: Estimated average amount of expenses annual energy costs for standard use, established based on energy prices for the year 2021: between EUR2,250 and EUR3,110. Katia

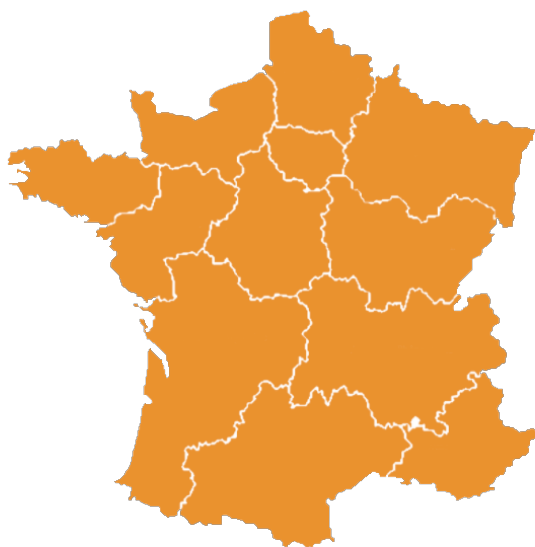
Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 3        |
| Bathrooms      | 2        |
| Price          | €399,000 |

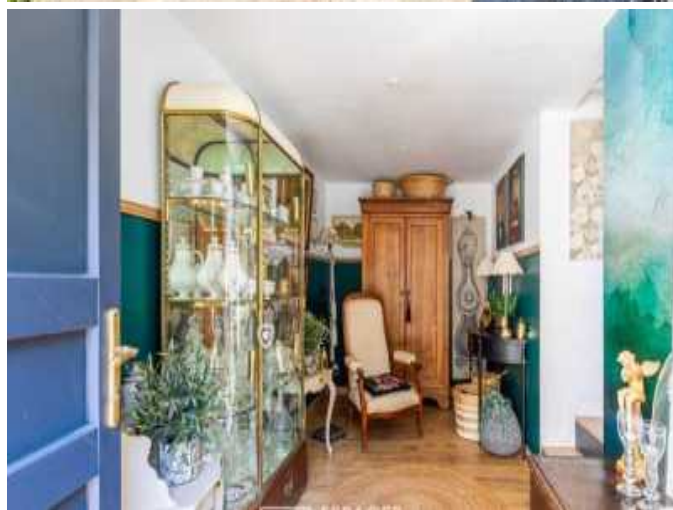
Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1840    |
| Internal Area: | 160 sqm |
| Land Area:     | 0.02 ha |

Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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