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## Old stable renovated into an A frame house in an exceptional environment

Poigny La Foret , Yvelines , Paris Ile-de-France



# €840,000

inc. of agency fees

4 Beds   1 Baths   295 sqm   0.08 ha

45 minutes from Paris, between Montfort-l'Amaury and Rambouillet, in the pretty, quiet and green village of Poigny La Forêt, this atypical house has a living space of 295 sqm on a plot of 783 sqm. Rehabilitated...

### At a Glance

<b>Reference</b>	MFH-PARIS7085	<b>Near to</b>	Poigny La Foret	<b>Price</b>	€840,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	295 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

45 minutes from Paris, between Montfort-l'Amaury and Rambouillet, in the pretty, quiet and green village of Poigny La Forêt, this atypical house has a living space of 295 sqm on a plot of 783 sqm.

Rehabilitated in 1994 then in 2020 with contemporary materials and design, it offers an Arty Concept with a

mix of Californian Loft and Scandinavian Villa, in absolute calm on the edge of the Rambouillet forest.

The entrance opens onto a living space of 115 sqm giving access to the terrace and the garden, and offers a fully equipped kitchen and a living room with a ceiling height of 6 meters. A central island, an octagonal table and a conical insert were designed in granite.

A parquet floor of various species demarcates the rooms. A 30 sqm parental space includes built-in cupboards and a bathroom with Emaux de Briare tiles on the floor and Villeroy et Boch tiles on the walls.

A staircase designed by an architect leads to a 10 sqm mezzanine converted into an office with a view overlooking the wooded garden.

A second wide marble staircase from Brazil leads to the garden level. A 90 sqm space is converted into a relaxation area with an infrared sauna and large bay windows opening onto a Californian garden. It distributes two bedrooms equipped with cupboards and a shower room.

A 90 sqm gym completes this level.

School 5 minutes away, school bus for middle and high school.

Direct train Paris-Montparnasse.

Direct forest access.

**ENERGY CLASS: D / CLIMATE CLASS: D**

Estimated average amount of annual energy expenditure for standard use, established based on energy for the year 2021: between EUR3,810 and EUR5,210.

RSAC: Versailles

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€840,000

## Key Information

Year Built:	1994
Internal Area:	295 sqm
Land Area:	0.08 ha
Property Features:	
• Orientation:	sud
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery







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