

[Click to view MFH-PARIS7217](#)

## Charming old house tastefully renovated near Bréval

Breval , Yvelines , Paris Ile-de-France



# €399,900

inc. of agency fees

3 Beds   2 Baths   140 sqm   0.15 ha

A few kilometers from the shops and the Bréval train station, in a hamlet in the heart of the countryside, this pretty exposed stone house has benefited from a quality renovation. On the ground floor,...

### At a Glance

<b>Reference</b>	MFH-PARIS7217	<b>Near to</b>	Breval	<b>Price</b>	€399,900
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	140 sqm
<b>Land</b>	0.15 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

A few kilometers from the shops and the Bréval train station, in a hamlet in the heart of the countryside, this pretty exposed stone house has benefited from a quality renovation. On the ground floor, a welcoming entrance with storage cupboards leads to a fitted kitchen equipped with a magnificent GODIN cooker with its dining area. Then, the double living room benefits from generous light with its through openings and direct

access to the terrace. The imposing fireplace equipped with an insert as well as the exposed beams bring a lot of warmth and character to this central living space. Finally, a bathroom with shower and bathtub and a guest toilet complete this level. Upstairs, a landing with cupboards leads to the sleeping area. There are two bedrooms, an office separated from the corridor by a beautiful glass roof, then a master suite with a large dressing cupboard, an open shower room and a toilet. Its garden of more than 1500 m<sup>2</sup> offers several relaxation areas according to your desires: a sun terrace near the above-ground swimming pool for lunches in the sun, a pergola to enjoy the surrounding calm, and a Finnish Kota for raclette evenings which can be transformed into a sauna! A closed garage, a woodshed and a vaulted cellar complete this charming ensemble. Bréval SNCF station, shops, schools, middle and high schools 6 km away School bus in front of the house Bréval La Défense bus line Shopping centers 15 minutes by car ENERGY CLASS: E / CLIMATE CLASS E: Estimated average amount of annual expenses energy for standard use, established based on energy prices for the year 2021: between EUR2,360 and EUR3,250.

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€399,900

## Key Information

Internal Area:	140 sqm
Land Area:	0.15 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Paris Ile-de-France



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates