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## Clever mix of styles near Breval

Breval , Yvelines , Paris Ile-de-France



**€309,750**

inc. of agency fees

3 Beds   1 Baths   144 sqm   0.12 ha

In a sought-after hamlet a few kilometers from Bréval, you will be surprised by the original layout of this pretty house. Its glazed entrance onto the enclosed garden of nearly 1200 m2 sets the tone for...

### At a Glance

**Reference** MFH-PARIS7327

**Bed** 3

**Land** 0.12 ha

**Near to** Breval

**Bath** 1

**Pool** No

**Price** €309,750

**Hab.Space** 144 sqm

**Land Tax** N/A

### Property Description

In a sought-after hamlet a few kilometers from Bréval, you will be surprised by the original layout of this pretty house. Its glazed entrance onto the enclosed garden of nearly 1200 m2 sets the tone for the brightness which bathes all the rooms of this house. A beautiful living space of approximately 70 m2 offers a large dining room opening onto a large and recent terrace, a cozy living room extended by its small private terrace, then a fitted kitchen which faces a sublime insert fireplace and dominated by a net revealing the upper floor. In the small hallway which serves a shower room and a toilet, a skylight highlights the pretty stone wall and

the old font. Finally, a laundry room completes this ground floor which offers numerous spaces. Upstairs, a landing room reveals the famous net which allows those who take advantage of it for a moment of relaxation to see everything that is happening in the kitchen! This atypical room serves an office space, 2 bedrooms and an equally original master suite, which includes a bedroom, a bathroom with spa bath and a mezzanine dressing room. The garden also offers numerous relaxation areas all around the house, then a woodshed and a small garden shed on a concrete slab. Bus shelter opposite the house Schools, college and shops in Bréval 5 minutes by car. Train station 6 km away ENERGY CLASS: D / CLIMATE CLASS D: Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,830 and EUR2,540 . Katia

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€309,750

Key Information

Year Built:	1985
Internal Area:	144 sqm
Land Area:	0.12 ha
Has a Garden	Yes

Location: Paris Ile-de-France



## Gallery













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