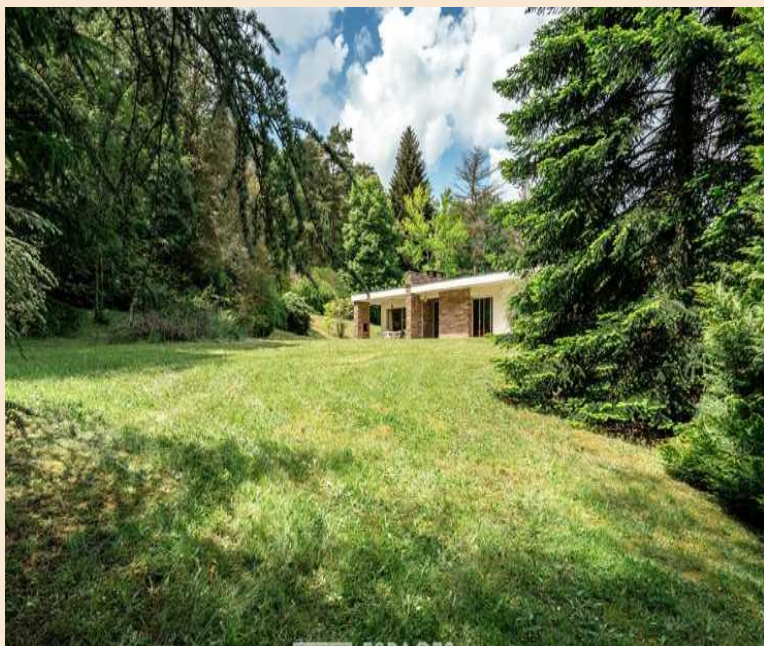


[Click to view MFH-PARIS7438](#)

70's Californian house on one level with wooded park

Saint Hilarion , Yvelines , Paris Ile-de-France



€650,000

inc. of agency fees

4 Beds 1 Baths 200 sqm 0.45 ha

This magnificent property of 200 sqm on one level is set on a quiet, wooded park of 4,500 sqm in the center of the charming town of Saint-Hilarion, 10 minutes by car from Rambouillet. Access is via a...

At a Glance

| | | | | | |
|------------------|---------------|----------------|----------------|------------------|----------|
| Reference | MFH-PARIS7438 | Near to | Saint Hilarion | Price | €650,000 |
| Bed | 4 | Bath | 1 | Hab.Space | 200 sqm |
| Land | 0.45 ha | Pool | No | Land Tax | N/A |

Property Description

This magnificent property of 200 sqm on one level is set on a quiet, wooded park of 4,500 sqm in the center of the charming town of Saint-Hilarion, 10 minutes by car from Rambouillet. Access is via a private road leading to the property located in the middle of the park. The entrance opens onto the large living room of 100 sqm with Saint Just stone flooring, very bright with its 3 exposures through large bay windows. The

open spaces are well defined, a very cozy living room with its stone fireplace opening onto the large terrace, the dining room area, in the middle of the room with the open kitchen and finally an office space. A corridor leads to three beautiful bedrooms, each with their own terrace, which share a bathroom, a large laundry room and a separate toilet. At the end of the corridor, the master suite has a dressing area and a bathroom with WC. The full basement of 200 sqm accommodates a large garage for three cars, a workshop, a wine cellar, a boiler room, two sheds and a large office with windows and heating. The exceptional environment on the edge of the forest and the calm make this property a place out of present time. Electric roller shutters 8000 L fuel tank EDF tanks for water ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established based on energy prices as of 01/01 /2021: Between EUR3,600 and EUR4,920

0760883497

RSAC: Versailles

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 4 |
| Bathrooms | 1 |
| Price | €650,000 |

Key Information

| | |
|----------------|---------|
| Year Built: | 1970 |
| Internal Area: | 200 sqm |
| Land Area: | 0.45 ha |
| Has a Garden | 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