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"Passive" A-rated architect-designed house, nestled in its wooded garden

Le Mesnil Saint Denis , Yvelines , Paris Ile-de-France



€825,000

inc. of agency fees

4 Beds 1 Baths 183 sqm 0.1 ha

This beautiful architect-designed house certified "Passive House" from 2010 with cubic and contemporary lines has a surface area of 183 sqm on two floors, with a full basement, in a pleasant 1,000 sqm...

At a Glance

Reference	MFH-PARIS7332-cpy	Near to	Le Mesnil Saint Denis	Price	€825,000
Bed	4	Bath	1	Hab.Space	183 sqm
Land	0.1 ha	Pool	No	Land Tax	N/A

Property Description

This beautiful architect-designed house certified "Passive House" from 2010 with cubic and contemporary lines has a surface area of 183 sqm on two floors, with a full basement, in a pleasant 1,000 sqm garden nestled in an envelope of greenery. It consists of an entrance which provides first access to the office, then opens onto the 45 sqm living/dining room facing its bucolic garden through its 12 m long triple-glazed bay

windows opening onto its terrace. in acacias of 30 sqm facing south. This beautiful space continues with a TV lounge. A bedroom and a bathroom are located in the hallway located behind the pleasant fireplace with insert. The fitted kitchen benefits from a pantry with its technical space. The 1st floor, intended for the sleeping area, consists of a landing with plenty of storage space, three spacious bedrooms which share a bathroom with a claw-foot bathtub, a shower and a linen room/dressing room. A 70 sqm basement, which is organized into a garage and natural wine cellar, completes this property. This pleasant house with spacious rooms, classified A, avant-garde in its construction, perfectly made with quality eco-materials, blends perfectly with this beautiful surrounding nature, with the calm of this hectic life. A magical place to discover... Ventilation heating, exterior thermal insulation - rainwater recovery, Canadian geothermal well - solar water heater... ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure energy for standard use, established based on energy prices for the year 2015: EUR462
La Verrière station 3 km away, 7 min by car (direct Montparnasse by line N or La Défense by line U)
Schools elementary and nursery 8 min walk, College 21 min walk, 4 min by car A12 11 km

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€825,000

Key Information

Year Built:	2010
Internal Area:	183 sqm
Land Area:	0.1 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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