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## Family house with garden and garage

Saint Germain En Laye , Yvelines , Paris Ile-de-France



**€1,230,000**  
inc. of agency fees

6 Beds   2 Baths   248 sqm   0.03 ha

This old stone house, very well maintained, which has 248 sqm of living space (279 sqm on the ground), is located in the Pereire district of Saint Germain en Laye. It offers spacious rooms, a pleasant...

### At a Glance

<b>Reference</b>	MFH-PARIS7181-cpy	<b>Near to</b>	Saint Germain En Laye	<b>Price</b>	€1,230,000
<b>Bed</b>	6	<b>Bath</b>	2	<b>Hab.Space</b>	248 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This old stone house, very well maintained, which has 248 sqm of living space (279 sqm on the ground), is located in the Pereire district of Saint Germain en Laye. It offers spacious rooms, a pleasant 330 sqm garden, just 9 minutes walk from tram 13 or the Lycée international and 25 minutes walk from the Saint Germain en Laye market square or 3 minutes by car from the A14. The entrance opens onto a hallway which leads to a large bright room of 35 sqm on the right, with generous volumes which can easily be organized into a

professional premises with a kitchen or water point which allows access to the pleasant garden . On the left, there is an apartment which consists of an entrance, a 16 sqm living room with fireplace, a fitted kitchen and a bedroom which has a bathroom. The first level is structured around a large entrance which offers access to the master bedroom of 19 sqm with its private bathroom and dressing room then to the bright double living room of 37 sqm, to the independent kitchen or to a second bedroom and its personal bathroom. The second level opens onto a living room of 25 sqm (31 sqm on the ground) which shares its volume with an open kitchen. An office, two adjoining bedrooms, a bathroom and a dressing room complete this level which can be organized into an independent apartment, like each of the floors. A garage and a large cellar in the basement which offers the possibility of numerous storage spaces complete the services of this home. This pleasant family home close to access, the international high school and Tram 13, benefits from a pleasant garden. It offers multiple possibilities, for blended families, liberal professions, or private spaces that can become independent. This house with multiple possibilities is to be discovered... ENERGY CLASS: E / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR5,370 and EUR7,330 Nursery and elementary schools 3 and 5 minutes walk. N 13, A14 5 mins by car, Tram 13 9 mins walk, International High School 9 mins walk,

### Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€1,230,000

### Key Information

Year Built:	1900
Internal Area:	248 sqm
Land Area:	0.03 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



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