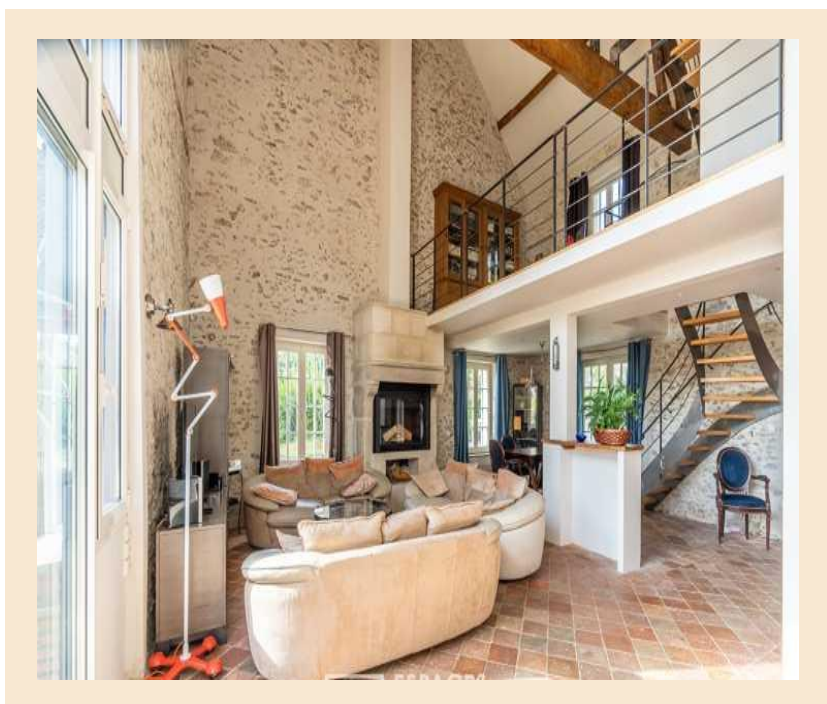


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## Stone house with a loft feel in the Longchene district

**Bullion , Yvelines , Paris Ile-de-France**



**€520,000**

inc. of agency fees

4 Beds   1 Baths   150 sqm   0.04 ha

This former outbuilding of the Longchêne manor, built in stone, is located in one of the hamlets of Bullion, in the heart of an environment that is both close to the amenities of Limours and Rambouillet,...

### At a Glance

<b>Reference</b>	MFH-PARIS7558	<b>Near to</b>	Bullion	<b>Price</b>	€520,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	150 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This former outbuilding of the Longchêne manor, built in stone, is located in one of the hamlets of Bullion, in the heart of an environment that is both close to the amenities of Limours and Rambouillet, while benefiting from a peaceful and green atmosphere in the upper Chevreuse valley. The house offers a living area of more than 150 sqm on a plot of 424 sqm. This picturesque property perfectly combines old-world

charm and modern comfort. The entrance opens onto a superb living room with a ceiling height of 8.50 m, with a large bay window facing east, overlooking a pretty flowery courtyard of 200 sqm not overlooked. A fireplace/insert sits in the living room, creating a warm and friendly atmosphere. The fitted kitchen, open to the living room, is ideal for sharing moments with family or friends. A bedroom with a shower room and separate toilet complete this level. The custom-made staircase, in wood and raw metal, leads to a superb mezzanine room (office, TV lounge, billiards?), very bright, followed by two bedrooms, a bathroom and a separate toilet. The floor is in solid oak. Finally, on the top floor, you will find a beautiful master bedroom with a dressing room and storage under the slopes, overlooking the living room with exposed framework (possibility of creating a bathroom and closing the sleeping area). This family home, a true haven of peace, will seduce you as much by its neat interior as by its large courtyard, all without any work to be planned. It has two parking spaces, plus a large garage for two vehicles and a technical room equipped with a new gas boiler (Frisquet), an alarm, wooden and rolling shutters for the bay window, as well as fiber optics. The underfloor heating and radiators on the ground floor provide a soft and uniform heat, adding a touch of modernity and comfort. Radiators are also installed in each room upstairs. The hamlet is the starting point for many walking and cycling trails. 2.5 km from the village, you will find shops, a nursery and primary school, a leisure centre, a media library, a multi-purpose hall and a stadium. Close to the shops of Limours (5 km), Clairefontaine and Chevreuse (10 km), and Rambouillet (14 km), Longchêne is ideally located near three activity centres: Saint-Quentin-en-Yvelines (25 km), Paris-Saclay (23 km) and Les Ulis (15 km). Bus stop 50 metres away. RER B station in Saint-Rémy-lès-Chevreuse or SNCF station in Rambouillet 20 minutes away. Road access (N118, N10, A10/A6, A12/A13). Paris Porte d'Auteuil 42 km away, Notre-Dame de Paris 46 km away. ENERGY CLASS: D 246 / CLIMATE CLASS D 40 Kg: Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2022: EUR1830 and EUR2530.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€520,000

## Key Information

Year Built:	1800
Internal Area:	150 sqm
Land Area:	0.04 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery







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