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## Authentic Anglo-Norman style property in the historic center of Villennes...

Villennes Sur Seine , Yvelines , Paris Ile-de-France



# €1,850,000

inc. of agency fees

8 Beds 2 Baths 323.87 sqm 0.36 ha

An exceptional property without any nuisance with beautiful volumes and very high ceilings (3.3 m) surrounded by a park of 3550 sqm with century-old trees (swimming pool) 5 min walk from shops, schools...

### At a Glance

<b>Reference</b>	MFH-PARIS7483-cpy	<b>Near to</b>	Villennes Sur Seine	<b>Price</b>	€1,850,000
<b>Bed</b>	8	<b>Bath</b>	2	<b>Hab.Space</b>	323.87 sqm
<b>Land</b>	0.36 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

An exceptional property without any nuisance with beautiful volumes and very high ceilings (3.3 m) surrounded by a park of 3550 sqm with century-old trees (swimming pool) 5 min walk from shops, schools and train station (25 min from Paris St.Lazare line Mantes -Paris St. Lazare (future RER E)) and 5 min access A13 / A14. This bourgeois residence built in 1870 is listed. It includes an entrance with two accesses, a

reception room, a dining room with stained glass windows and a monumental fireplace in carved wood which brings this charm of Yesteryear and access to a shaded terrace and a fitted kitchen. A splendid solid wood staircase takes you first to a mezzanine with toilet and sink and then to the first floor serving three bedrooms, including a master suite with its shower room and access to a beautiful terrace with a magnificent view of the park, a bathroom, a separate toilet, sink. And finally to the top floor with a landing serving a bedroom, a toilet and two sinks and another sumptuous bedroom with lots of character thanks to its private balcony and beautiful openings overlooking the park. This floor also has a storage room, an office and an access hatch to the insulated attic. The basement is composed of a workshop, a boiler room with a very recent boiler (2022) with city gas, a laundry room and a cellar. Work to be planned. A caretaker's house (with recent electric heating) in millstone of approximately 60 sqm of living space completes this residence with incredible charm, with on the ground floor a living room with a fireplace opening onto a terrace of approximately 30 sqm, a fitted kitchen and a toilet and on the first level a landing serving 2 bedrooms, one of which has access to the bathroom. In the basement: a laundry room, a storage space and a garage. ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established from the average energy prices indexed on 1/1/2021: between EUR5,350 and EUR7,280. Information on the risks to which this property is exposed is available on the Géorisques website:

## Summary

Property type:	House
Bedrooms:	8
Bathrooms	2
Price	€1,850,000

## Key Information

Year Built:	1870
Internal Area:	323.87 sqm
Land Area:	0.36 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery









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**C. BAUER – Sunday Times**

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