

[Click to view MFH-PARIS7483-cpy](#)

## 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









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