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## BBC architect house with terrace and garden

Epone , Yvelines , Paris Ile-de-France



**€745,500**

inc. of agency fees

5 Beds 1 Baths 198.35 sqm 0.09 ha

Surrounded by greenery, in the quiet of a dead end and on the edge of a forest, this beautiful contemporary house built in 2017 was built on a generous plot of 870 sqm. Based on the experience of its...

### At a Glance

<b>Reference</b>	MFH-PARIS6712-cpy	<b>Near to</b>	Epone	<b>Price</b>	€745,500
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	198.35 sqm
<b>Land</b>	0.09 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Surrounded by greenery, in the quiet of a dead end and on the edge of a forest, this beautiful contemporary house built in 2017 was built on a generous plot of 870 sqm. Based on the experience of its owners, the plan and volumes of the house are close to perfection! It welcomes with great practicality a family life focused on the joy of living. It opens onto a beautiful entrance, with numerous cupboards. The entrance leads to a

magnificent L-shaped living room of 70 sqm, very bright and facing the terrace and the garden. In the center of this beautiful space, an insert facing the living room and the dining room. The openings are very spacious and offer this feeling of "inside-outside" allowing you to enjoy the setting and the surrounding greenery at all times. The kitchen with its high-end materials is the beating heart of the house. On one level, the master suite has all the flawless characteristics. By taking the dressing room designed in length, the master room bathed in light and whose large bay window overlooking the garden allows for gentle awakenings turned towards nature. The size of the room makes it possible to accommodate a beautiful part dedicated to teleworking. The bathroom with its independent WC and plenty of storage space, seduces with its large walk-in shower. A large pantry/laundry room giving access to the closed garage completes this level. The staircase leads to the first floor dedicated to the children's sleeping area. The size of its landing room makes it an ideal games room or reading corner. Four beautiful bedrooms with their closet benefit from a shower room and a bathroom. Outside, it has numerous parking spaces, a very beautiful terrace and a closed garage. This beautiful family home with modern lines and impressive brightness offers beautiful reception volumes while remaining fluid in its organization, this in the green setting of the highly sought-after town of Epône. Close to all shops 3 minutes walk from primary school 7 minutes by car or bus from college 14 minutes by car or bus from high school 5 minutes by car or bus from Epône-Mézière station: Future RER Eole Line J to Saint-Lazare Line N to Montparnasse A13/A14 at 10 min for the Pont de St Cloud in 30 min ENERGY CLASS: A / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR580 and EUR840

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€745,500

## Key Information

Year Built:	2017
Internal Area:	198.35 sqm
Land Area:	0.09 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery







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