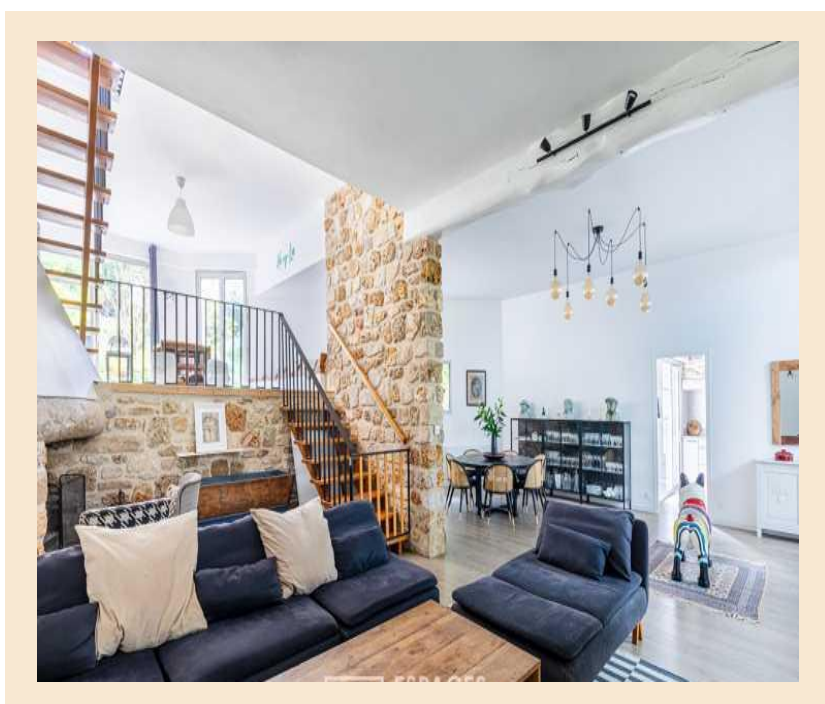


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## House of 233 sqm displaying its charms over several floors in Nezel

Nezel , Yvelines , Paris Ile-de-France



# €639,000

inc. of agency fees

4 Beds   2 Baths   233 sqm   0.11 ha

Discover this elegant family home of 233 m<sup>2</sup>, with fluid and spacious circulation where the spaces communicate while being distinct thanks to a subtle play of levels. Perfectly combining the charm of the...

### At a Glance

<b>Reference</b>	MFH-PARIS5177-cpy	<b>Near to</b>	Nezel	<b>Price</b>	€639,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	233 sqm
<b>Land</b>	0.11 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Discover this elegant family home of 233 m<sup>2</sup>, with fluid and spacious circulation where the spaces communicate while being distinct thanks to a subtle play of levels.

Perfectly combining the charm of the old and a contemporary style, this house is located in the peaceful village of Nezel, a stone's throw from Maule.

With its generous plot of 1090 m<sup>2</sup> and its four bedrooms, it offers an idyllic living environment, easily accessible by train for a practical and peaceful daily life.

The main entrance warmly welcomes you with its functional storage spaces, leading to a garage communicating with a workshop and a cellar, as well as a spacious bedroom. The latter, opening onto a laundry room - bathroom, brings a touch of practicality. A separate WC completes the entrance.

The beautiful staircase, from the entrance, invites you to discover the upper floors.

Life is organized on the first floor around a large reception area, including a living room with a fireplace for convivial evenings, a welcoming dining room and an equipped kitchen opening onto a terrace. On the night side, two bedrooms share a bathroom and a separate toilet.

From the living room, a staircase leads you to a cozy mezzanine, perfect for a TV lounge with a view of the garden.

Above, accessible by a few steps, a games room which can be used as an office leads to a bright library. This reading space opens onto a terrace, offering an ideal place to enjoy a peaceful indoor-outdoor space or for more convivial moments.

This last level is revealed with a master suite equipped with its own bathroom, ensuring privacy and comfort.

The garden and the terraces, spaces of absolute tranquility, come together to create an outdoor setting that is as calm as it is welcoming.

Close to Nezel station, the property represents the perfect balance between rural tranquility and accessibility, thus offering a very privileged living environment.

Less than 10 minutes away, Maule reveals its pleasant small town atmosphere and the liveliness of its shops as well as its weekly market.

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#### Additional information

Energy Class: D

Climate Class: D

Energy expenses (2021): between euros2,280 and euros3,140

Nicolas

RSAC

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€639,000

### Key Information

Year Built:	1987
Internal Area:	233 sqm
Land Area:	0.11 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



## Gallery













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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.

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**C. BAUER – Sunday Times**

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