

[Click to view MFH-PARIS7743-cpy](#)

Charming apartment in an old renovated farmhouse

Juziers , Yvelines , Paris Ile-de-France



€259,000

inc. of agency fees

3 Beds

80.7 sqm

One hour from Paris, this magnificent 80.7 sqm Carrez law apartment is located in an old farmhouse with exposed stone, completely renovated. Nestled in a very quiet and nuisance-free environment, it offers...

At a Glance

Reference MFH-PARIS7743-cpy

Near to Juziers

Price €259,000

Bed 3

Pool No

Hab.Space 80.7 sqm

Land Tax N/A

Property Description

One hour from Paris, this magnificent 80.7 sqm Carrez law apartment is located in an old farmhouse with exposed stone, completely renovated. Nestled in a very quiet and nuisance-free environment, it offers three bedrooms. Upon entering, you are greeted by a beautiful entrance, including a large storage closet and a bright office space. This space is completed by a closed laundry room and a separate wall-hung toilet with

hand basin. Upstairs, the 11.95 sqm dining kitchen, fully furnished and equipped (dishwasher, hood, oven and induction hob), opens onto the living room/dining room. This beautiful living room of 17.45 sqm is highlighted by a cut stone wall and an artist's studio glass roof, creating a warm and friendly atmosphere. The apartment has three bedrooms. The first, 12.30 sqm, opens onto the living room, creating a bright and airy atmosphere. The second, 12.7 sqm, has a high ceiling, allowing mezzanine projects to be imagined. The third under the attic is spacious, with a floor space of more than 24 sqm. It is full of charm with its exposed beams and its raised sleeping area, partitioned into an alcove. The bathroom, adjoining the first bedroom, is equipped with a large walk-in shower, a sink on a storage unit, and a wall-hung toilet. This apartment, combining authentic charm and modern comfort, is a real opportunity. Completely renovated, it offers a peaceful and friendly living environment, ideally located a few minutes walk from the town center, where you will find all amenities All shops 8 minutes walk away: pharmacy, bakery, butcher, post office, bar, mini market , hairdressers, florist, doctors, physiotherapist, library. Elementary schools 9 minutes walk. Train station (Line J to Saint-Lazare in 50 minutes) 5 minutes on foot. Coming soon, Eole RER station in Epône (La Défense then crossing Paris to the eastern suburbs) 15 minutes by car. Access to A13 and A14 at 17 minutes. A15 access 25 minutes away. ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: 1600 euros and 2200 euros.

Condominiums of 2 units (No proceedings in progress).

Summary

Property type:	House
Bedrooms:	3
Price	€259,000

Key Information

Internal Area:	80.7 sqm
----------------	----------

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