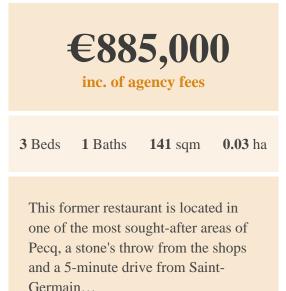


# Townhouse with terrace and garden

Le Pecq, Yvelines, Paris Ile-de-France





#### At a Glance

| Reference | MFH-PARIS7678-cpy | Near to | Le Pecq | <b>Price</b> €885,000 |
|-----------|-------------------|---------|---------|-----------------------|
| Bed       | 3                 | Bath    | 1       | Hab.Space 141 sqm     |
| Land      | 0.03 ha           | Pool    | No      | Land Tax N/A          |

#### **Property Description**

This former restaurant is located in one of the most sought-after areas of Pecq, a stone's throw from the shops and a 5-minute drive from Saint-Germain en Laye. This charming house consists of two floors, with a partly finished basement. The garden level, a former restaurant on two levels, offers, with its kitchen located below, a lovely bright volume of 52 sqm enhanced by a mezzanine which dominates the space. Continuing, a small bedroom with its bathroom adjoins the old entrance which today has become a music room/library, in which a staircase leads to the sleeping area made up of two beautiful bedrooms of 11.75 and 12 sqm which share a

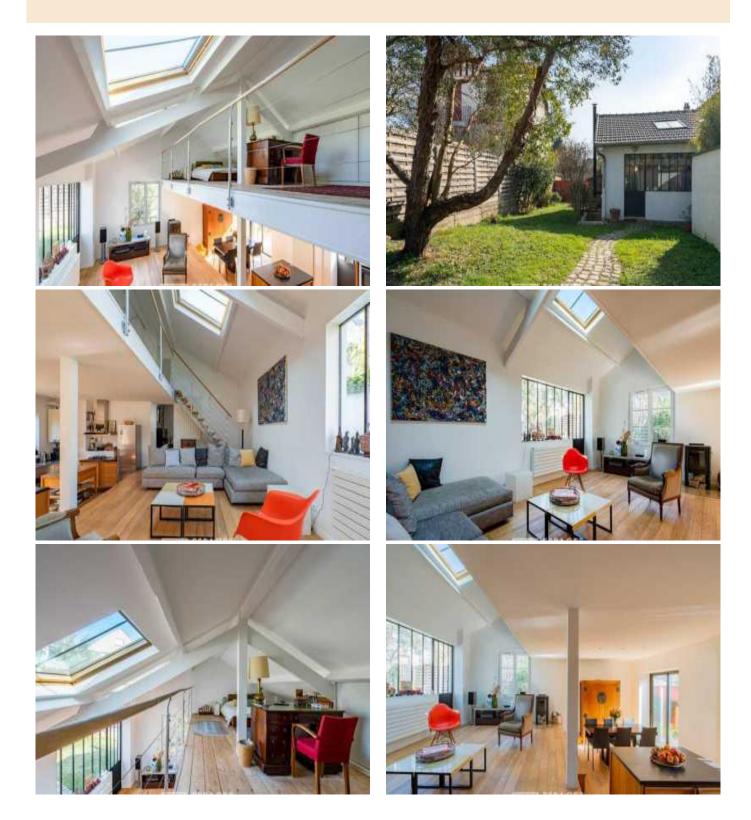
spacious bathroom. The basement offers a first room, blind, organized as a TV lounge, with a laundry area. Then, a bedroom with a window onto an English courtyard was created with its own bathroom. A workshop and a cellar complete this level. Overhead parking is possible in the garden. This charming workshop-style house, hidden from view, located in the heart of the town and nestled in greenery on 272 sqm of land and its 25 sqm terrace, is ideally located. Vésinet-Le Pecq station for the RER A 14 min walk Schools with British sections: nursery and elementary 5 min walk College 13 min walk. Saint Germain en Laye International High School. ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,590 and EUR2,200

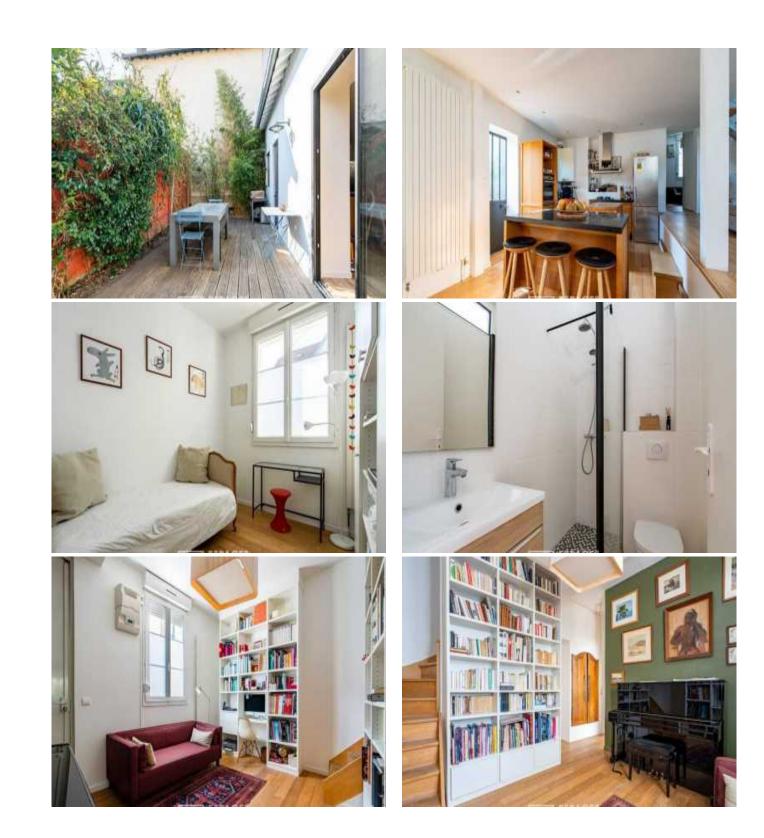
| Summary        |          | <b>Key Information</b> |         |
|----------------|----------|------------------------|---------|
| Property type: | House    | Year Built:            | 1920    |
| Bedrooms:      | 3        | Internal Area:         | 141 sqm |
| Bathrooms      | 1        | Land Area:             | 0.03 ha |
| Price          | €885,000 | Has a Garden           | Yes     |
|                |          |                        |         |

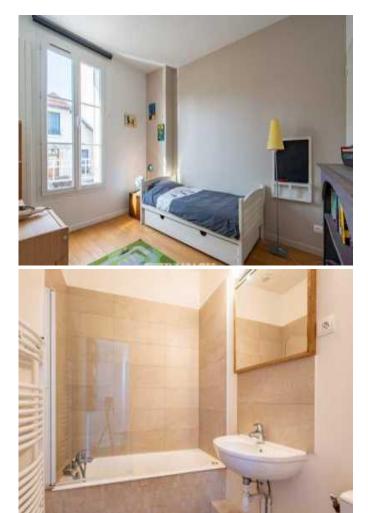
## **Location: Paris Ile-de-France**



# Gallery









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