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Great potential for this old house near Bréval

Boissy Mauvoisin , Yvelines , Paris Ile-de-France



€299,000

inc. of agency fees

4 Beds 1 Baths 126 sqm 0.07 ha

A few kilometers from the stations and the A13 axis, this adorable house will be ideal for a family who wishes to settle down or also as a second home. A few decorative touches here and there, and it...

At a Glance

Reference	MFH-PARIS7117-cpy	Near to	Boissy Mauvoisin	Price	€299,000
Bed	4	Bath	1	Hab.Space	126 sqm
Land	0.07 ha	Pool	No	Land Tax	N/A

Property Description

A few kilometers from the stations and the A13 axis, this adorable house will be ideal for a family who wishes to settle down or also as a second home.

A few decorative touches here and there, and it will turn into a real gem!

Its small front courtyard leads to a functional entrance, a toilet with large storage spaces, a large kitchen to be updated with access to the outside, then a large living room with an insert fireplace.

The kitchen and living room overlook the garden with an ideally exposed terrace. On the fully parqueted first floor there is a landing, a bathroom and 3 bedrooms, one of which has access to the attic which has started to be fitted out. There we discover a beautiful landing room with a large cupboard and its old door, then 2 beautiful bedrooms to finish fitting out.

A pretty vaulted cellar as well as an attic above complete this property.

The fully enclosed 678 m² garden accommodates a large independent garage as well as a workshop for storage and DIY.

Double glazing, beams, parquet flooring and a very recent heat pump are the assets of this house which is just waiting to welcome its new owners.

Nursery and primary schools in the village Middle and high schools nearby (Bus)

SNCF station less than 5 km away -

Bus lines Shops within 4 km

ENERGY CLASS: D/ CLIMATE CLASS B:

Estimated average amount of annual energy expenditure for a standard use, established based on energy prices for the year 2021: between EUR1,200 and EUR1,690.

Sale price: 299,000 Euros HAI

Agency fees 13,000 Euros payable by the buyer.

Katia

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€299,000

Key Information

Internal Area:	126 sqm
Land Area:	0.07 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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