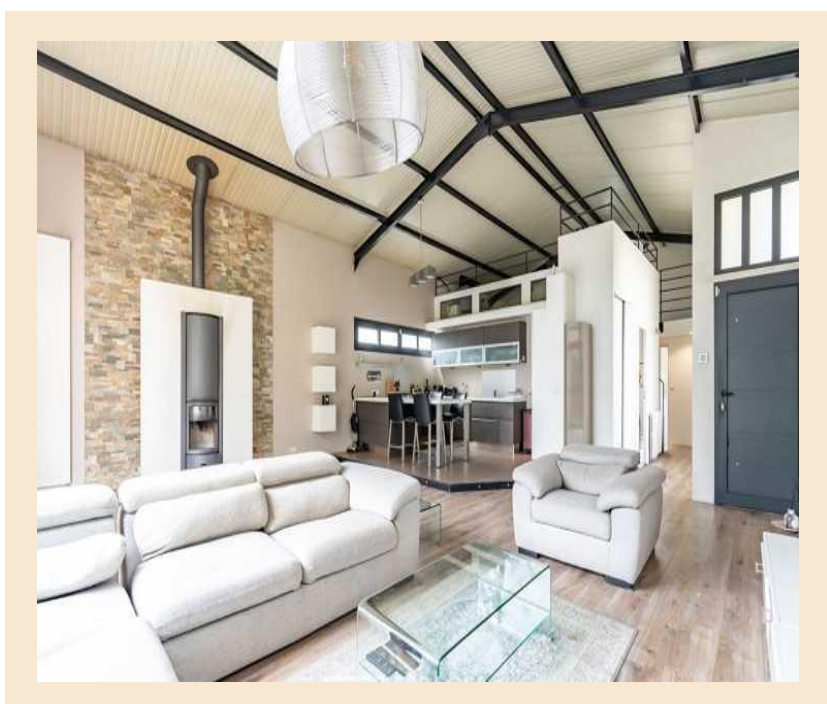


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## Superb atypical loft with terrace and swimming pool

Houilles , Yvelines , Paris Ile-de-France



# €798,000

inc. of agency fees

4 Beds   1 Baths   183 sqm   0.04 ha

2.4 km from the SNCF and RER A train station in Houilles, this beautiful loft, unique in its design, has discreetly slipped into the heart of the city, just a stone's throw from shops and schools. On...

### At a Glance

<b>Reference</b>	MFH-PARIS7933-cpy	<b>Near to</b>	Houilles	<b>Price</b>	€798,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	183 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

2.4 km from the SNCF and RER A train station in Houilles, this beautiful loft, unique in its design, has discreetly slipped into the heart of the city, just a stone's throw from shops and schools.

On the ground floor you will find an entrance, a cloakroom and toilets giving access to a large cathedral

living room with open kitchen, over 70 sqm, two bedrooms including a master suite with shower room and Italian shower and Japanese toilet, a bathroom with toilet and a laundry room.

On the first floor you will be able to enjoy a games room and two bedrooms on the mezzanine.

This subtly renovated loft also offers a very pleasant outdoor space with a terrace and a swimming pool of approximately 12 sqm above ground facing east/west and a garden decorated with a double wooden shelter.

A courtyard with an automatic gate allowing parking for three cars, complete this unique property.

- 2.4 km from the RER A / SNCF station of Houilles - Carrières sur Seine (lines J and L)

- 10 min. walk from shops

ENERGY CLASS: D / CLIMATE CLASS: C.

Estimated average amount of annual energy expenditure for standard use, established from average energy prices indexed for the years 2021, 2022, 2023 (subscription included) between 2240 and 3080 euros

RSAC Versailles

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€798,000

### Key Information

Year Built:	1950
Internal Area:	183 sqm
Land Area:	0.04 ha
Has a Garden	Yes
Swimming Pool?	Yes

### 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

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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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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.

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