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## Authentic family home of 221 sqm with swimming pool in Montainville

Montainville , Yvelines , Paris Ile-de-France



# €750,000

inc. of agency fees

4 Beds   1 Baths   221 sqm   0.05 ha

Located in Montainville, this renovated old house offers 253 sqm of floor space on a plot of 495 sqm. With its 7 rooms, including 4 bedrooms and an office. This property will appeal to lovers of authenticity....

### At a Glance

<b>Reference</b>	MFH-PARIS8150-cpy	<b>Near to</b>	Montainville	<b>Price</b>	€750,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	221 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in Montainville, this renovated old house offers 253 sqm of floor space on a plot of 495 sqm. With its 7 rooms, including 4 bedrooms and an office. This property will appeal to lovers of authenticity. Old features such as exposed beams, stones and terracotta tiles give the interior a unique charm. The wooded garden is home to a beautiful heated swimming pool, creating a true haven of peace in the heart of the

village. The garden level consists of a large entrance leading to a living room with fireplace, a warm dining room equipped with a stove, as well as a large kitchen, characteristic of traditional houses, where the cooking range and the chopping block add a touch of authenticity. A shower room with WC as well as a technical room with laundry room and boiler room complete this space. On the first floor, a landing leads on one side to a master suite with dressing room, bathroom and WC, and on the other to an office, a bedroom and a billiard room. The second floor offers two additional bedrooms and a bathroom to be refreshed, leaving room for possible development possibilities. Outside, the heated swimming pool and the bucolic charm of Montainville reinforce the attractiveness of this property with multiple assets. A carport, a cellar and an electric gate complete this property. Nursery and primary schools, 4 min walk. Collège de la Mauldre and high school by school bus. Mareil-sur-Mauldre train station 2 km away, for Paris Montparnasse direct in 52 min (transilien line N) Access A13/A14 15 mins by car, Porte de St Cloud or Paris la Défense 36 km away, ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR3,830 and EUR5,240

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€750,000

### Key Information

Year Built:	1600
Internal Area:	221 sqm
Land Area:	0.05 ha
Swimming Pool?	Yes

### Location: Paris Ile-de-France



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