

[Click to view MFH-PARIS7953-cpy](#)

## House Les Alluets Le Roi 6 room(s) 220 m<sup>2</sup>

Les Alluets Le Roi , Yvelines , Paris Ile-de-France



# €875,000

inc. of agency fees

4 Beds   1 Baths   210 sqm   0.05 ha

Nestled at the end of a quiet and preserved cul-de-sac, this charming house, inspired by the Italian art of living, is located in the heart of the village of Alluets-le-Roi, a few steps from the Romanesque...

### At a Glance

<b>Reference</b>	MFH-PARIS7953-cpy	<b>Near to</b>	Les Alluets Le Roi	<b>Price</b>	€875,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	210 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled at the end of a quiet and preserved cul-de-sac, this charming house, inspired by the Italian art of living, is located in the heart of the village of Alluets-le-Roi, a few steps from the Romanesque church. You will be immediately seduced by its serene atmosphere and its intimate setting. On the ground floor, the house offers a friendly kitchen, a bright dining room, and a spacious cathedral living room with fireplace, perfect for moments with family or friends. All completed by a separate toilet and a boiler room / laundry room. Upstairs, two elegant bedrooms, a bathroom with bathtub and shower. A master suite with shower room,

dressing room and toilet completes the floor. On the second floor, a large bedroom as well as a room that can be converted into a dressing room, and a shower room with toilet complete the ensemble. Its garden enclosed by stone walls, sheltered from view, offers an ideal relaxation area to enjoy the tranquility of the cul-de-sac. A large garage with mezzanine and a workshop add a real asset to this house. Nursery and primary schools in Alluets-le-Roi. School buses for middle and high school. Access to Orgeval 5 km away, 6 min by car. Access to Maule 6.6 km away, 9 min by car. Access to the A13 and A14 motorways. in 9 minutes. Bus lines: line 14 (Maule / Poissy Gare) and line 41 (Les Mureaux - Noisy-le-Roi / Bailly). Farm with direct sales nearby. Local shops (bakery, butcher, tobacconist) Additional information Energy Class: D Climate Class: D Energy expenditure (2021 2022 2023): between EUR3,920 and EUR5,350

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€875,000

### Key Information

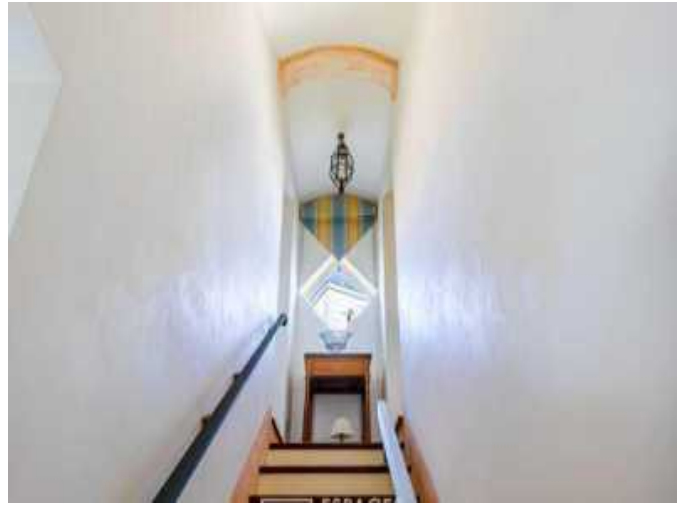
Year Built:	1850
Internal Area:	210 sqm
Land Area:	0.05 ha

### 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