

[Click to view MFH-PARIS7085-cpy](#)

## Old stable renovated into an A frame house in an exceptional environment

Poigny La Foret , Yvelines , Paris Ile-de-France



# €840,000

inc. of agency fees

4 Beds   1 Baths   295 sqm   0.08 ha

45 minutes from Paris, between Montfort-l'Amaury and Rambouillet, in the pretty, quiet and green village of Poigny La Forêt, this atypical house has a living space of 295 sqm on a plot of 783 sqm. Rehabilitated...

### At a Glance

<b>Reference</b>	MFH-PARIS7085-cpy	<b>Near to</b>	Poigny La Foret	<b>Price</b>	€840,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	295 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

45 minutes from Paris, between Montfort-l'Amaury and Rambouillet, in the pretty, quiet and green village of Poigny La Forêt, this atypical house has a living space of 295 sqm on a plot of 783 sqm.

Rehabilitated in 1994 then in 2020 with contemporary materials and design, it offers an Arty Concept with a

mix of Californian Loft and Scandinavian Villa, in absolute calm on the edge of the Rambouillet forest.

The entrance opens onto a living space of 115 sqm giving access to the terrace and the garden, and offers a fully equipped kitchen and a living room with a ceiling height of 6 meters. A central island, an octagonal table and a conical insert were designed in granite.

A parquet floor of various species demarcates the rooms. A 30 sqm parental space includes built-in cupboards and a bathroom with Emaux de Briare tiles on the floor and Villeroy et Boch tiles on the walls.

A staircase designed by an architect leads to a 10 sqm mezzanine converted into an office with a view overlooking the wooded garden.

A second wide marble staircase from Brazil leads to the garden level. A 90 sqm space is converted into a relaxation area with an infrared sauna and large bay windows opening onto a Californian garden. It distributes two bedrooms equipped with cupboards and a shower room.

A 90 sqm gym completes this level.

School 5 minutes away, school bus for middle and high school.

Direct train Paris-Montparnasse.

Direct forest access.

**ENERGY CLASS: D / CLIMATE CLASS: D**

Estimated average amount of annual energy expenditure for standard use, established based on energy for the year 2021: between EUR3,810 and EUR5,210.

RSAC: Versailles

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€840,000

## Key Information

Year Built:	1994
Internal Area:	295 sqm
Land Area:	0.08 ha
Property Features:	
• Orientation:	sud
Has a Garden	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

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