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Passive timber frame house with exceptional view

Chanteloup Les Vignes , Yvelines , Paris Ile-de-France



€655,000

inc. of agency fees

3 Beds 170 sqm 0.09 ha

This 170 sqm house on two levels benefits from an extraordinary location on the heights of Chanteloup les Vignes, on the edge of Andresy, in a residential area. It is the fruit of the Austrian architect...

At a Glance

Reference	MFH-PARIS8590	Near to	Chanteloup Les Vignes	Price	€655,000
Bed	3	Pool	No	Hab.Space	170 sqm
Land	0.09 ha			Land Tax	N/A

Property Description

This 170 sqm house on two levels benefits from an extraordinary location on the heights of Chanteloup les Vignes, on the edge of Andresy, in a residential area.

It is the fruit of the Austrian architect Hermann Kaufmann, winner among architects from all over the world,

of an urban cottage construction project that took shape in 2008.

Equipped with the official passive house certification, it benefits from cellulose wadding insulation, solar panels, a pellet stove, a double-flow CMV and triple-glazed windows and bay windows.

The construction on steel stilts of the house provides perfect thermal insulation.

Access to the house is via a lit walkway which serves the entrance with numerous cupboards with a cleverly designed open kitchen area with its dining area.

The 45 sqm living room, heated with its pellet stove, faces due south through its large bay windows and adjoins the 10 m long terrace to offer an exceptional view to infinity.

A shower room with WC and laundry area completes this level.

Access to the lower floor is via a beautiful designer wooden staircase leading to a corridor which serves the three beautiful bedrooms of 19 sqm each, to a shower room with its Italian shower, to a technical room and to a separate WC.

A door allows access outside to the garden. The wooden terrace on the ground floor offers another atmosphere, very cozy, an essential place of conviviality and ideal for barbecues with family or friends, always with a clear 180 ° view.

A workshop which has taken place below, ideal for experienced handymen or artists, is entirely parqueted and heated by a wood stove.

The house meets the Disability Accessibility standards. 3 private parking spaces in front of the house with access via an electric gate.

Fiber, home automation, passive house standards.

Partial basement under the house with electricity.

Conflans Saint Honorine station for the RER A La Défense Line J and L Andresy station Line J for St Lazare

ENERGY CLASS: A / CLIMATE CLASS: A.

Estimated average amount of annual energy expenditure for standard use, established from 2021/2022/2023

Energy prices Between EUR930 and EUR1310

RSAC Versailles

Summary

Property type:	House
Bedrooms:	3
Price	€655,000

Key Information

Year Built:	2008
Internal Area:	170 sqm
Land Area:	0.09 ha
Property Features:	
• Orientation:	sud
Has a Garden	Yes

Location: Paris Ile-de-France



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