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## Beautiful contemporary a few minutes from Mantes la Jolie

**Favrieux , Yvelines , Paris Ile-de-France**



**€895,000**

inc. of agency fees

**6 Beds      350 sqm      0.14 ha**

With its quality materials and exceptional brightness, this 2020 architect-designed house totals approximately 380 m2 on the ground. A large entrance...

### At a Glance

<b>Reference</b>	MFH-PARIS6562-cpy	<b>Near to</b>	Favrieux	<b>Price</b>	€895,000
<b>Bed</b>	6	<b>Pool</b>	No	<b>Hab.Space</b>	350 sqm
<b>Land</b>	0.14 ha			<b>Land Tax</b>	N/A

### Property Description

With its quality materials and exceptional brightness, this 2020 architect-designed house totals approximately 380 m2 on the ground. A large entrance with cupboards opens onto a first cathedral living room of 45 m2 with full-height bay windows which flood the room with light. In the extension, there is a reception room of 35 m2, ideal for a moment of conviviality with friends or a movie evening with the family. There follows a

fitted and equipped kitchen as well as its adjoining office, and access to the triple garage. The sleeping area on the ground floor includes 2 bedrooms and a shower room, toilet, as well as a spacious master suite with hammam shower room and custom-fitted dressing room. Lingerie and a technical service room complete this ultra-functional first level. A superb ironwork staircase leads to a huge mezzanine which can accommodate a teleworking space, a games room or even a TV lounge. A guest bedroom and a bathroom adjoin this space. Then, a sleeping area completes the floor with a bedroom, a shower room and a dressing room to be fitted out. Finally, a 50 m<sup>2</sup> space gives free rein to the imagination of future owners to imagine additional bedrooms, a music room or even a gym. The enclosed grounds of 1367 m<sup>2</sup> offer different well-defined spaces: a pleasant sunny terrace, a garden area, a bowling alley, and a large paved parking lot. A bus stop in front of the house serves the various stations in Mantes, as well as nearby high schools. Nursery and primary school 2.5 km A13 a few minutes

**ENERGY CLASS: B / CLIMATE CLASS A:** Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021 : between EUR1,350 and EUR1,920.

## Summary

Property type:	House
Bedrooms:	6
Price	€895,000

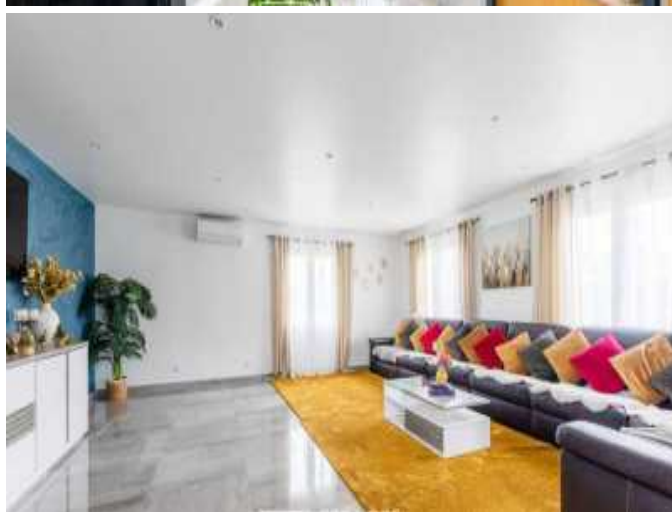
## Key Information

Year Built:	2021
Internal Area:	350 sqm
Land Area:	0.14 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery









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**C. BAUER – Sunday Times**

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