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Real estate complex for large families or investors

Boissy Mauvoisin , Yvelines , Paris Ile-de-France



€535,000

inc. of agency fees

7 Beds 2 Baths 290 sqm 0.13 ha

Located between Mantes la Jolie and Bréval, in a quiet hamlet, this property is made up of 2 independent houses, all on an enclosed garden of almost 1300 m², each with its own pedestrian and car access....

At a Glance

Reference	MFH-PARIS6333-cpy	Near to	Boissy Mauvoisin	Price	€535,000
Bed	7	Bath	2	Hab.Space	290 sqm
Land	0.13 ha	Pool	No	Land Tax	N/A

Property Description

Located between Mantes la Jolie and Bréval, in a quiet hamlet, this property is made up of 2 independent houses, all on an enclosed garden of almost 1300 m², each with its own pedestrian and car access. In the main house, the ground floor is composed of an entrance which leads to a living room with fireplace, a dining room also with fireplace and a fitted kitchen, all opening onto a pleasant sun terrace. A double garage

overlooking the street, a toilet, a laundry boiler room complete this first level. A few steps reveal a bedroom with a view of the garden and a private bathroom. On the first floor, a large landing with numerous cupboards and a mezzanine that can accommodate an office make it a real living room. Continuing on, we discover a cathedral bedroom with cupboards, a large bathroom with shower and bathtub, then 2 twin bedrooms with mezzanines, and toilet. Vaulted cellar and storeroom. The second house, which has its own access, includes a large reception room with central fireplace, a fitted kitchen, a bathroom and 2 bedrooms upstairs. It has an independent double garage, a cellar and a boiler room. A large enclosed garden with trees completes this atypical ensemble which may be suitable for a large family who would need 2 close but independent spaces, for an investor who would like to rent, or for an individual who could transform the second house into bedrooms. hosts or Airbnb! School in the village Axis A13 12 minutes by car School buses for middle and high schools SNCF station 20 minutes by car. Main house ENERGY CLASS: E / CLIMATE CLASS E: Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR3,110 and EUR4,250 Second house ENERGY CLASS: D / CLIMATE CLASS C: Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,200 and EUR1,670 Katia

Summary

Property type:	House
Bedrooms:	7
Bathrooms	2
Price	€535,000

Key Information

Internal Area:	290 sqm
Land Area:	0.13 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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