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## Atypical charm for this historic house in the old center of Buchelay

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



**€525,000**

inc. of agency fees

5 Beds      153.73 sqm      0.03 ha

In the heart of the village, a stone's throw from small shops and schools, stands an old house from the Napoleonic era, imbued with charm and history. Its walled garden offers a beautiful terrace to enjoy...

### At a Glance

<b>Reference</b>	MFH-PARIS6747-cpy	<b>Near to</b>	Buchelay	<b>Price</b>	€525,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	153.73 sqm
<b>Land</b>	0.03 ha			<b>Land Tax</b>	N/A

### Property Description

In the heart of the village, a stone's throw from small shops and schools, stands an old house from the Napoleonic era, imbued with charm and history. Its walled garden offers a beautiful terrace to enjoy summer meals with the family, a small outbuilding for storage and a cellar. Upon entering, you are greeted by a dining area opening directly onto the sunny terrace, perfect for moments of conviviality. As an extension, the

fitted and equipped dining kitchen invites you to prepare delicious meals in a friendly atmosphere, which makes it the heart of the house. A few steps further down, the vaulted living room, with its exposed stone walls, offers a unique space for relaxation, where each stone tells a part of the past. On the first floor, a pleasant landing room welcomes you. This versatile space can easily be transformed into an office for teleworking or a playroom for children. On either side, we discover three bedrooms, all with old beams, half-timbering, or bricks which bear witness to the authentic charm of the house and offer a warm and charming setting. A modern shower room with a laundry area completes this floor, combining practicality and aesthetics to meet the family's daily needs. Above, the master suite offers a true haven of peace and privacy. The cupboards fitted in the attic optimize storage space to combine charm and functionality. Half-timbering reveals a spacious private shower room with numerous storage cupboards and toilets. At the same level there is an attic to be converted which could double this space or add an additional bedroom to the whole. This residence, a true architectural gem, combines the character of yesteryear with modern comfort, promising its inhabitants an authentic and enchanting living environment. It is located 5 minutes walk from schools and small local shops. A13 3 minutes by car SNCF station a few minutes by car or bus ENERGY CLASS: E / CLIMATE CLASS B: Estimated average amount of annual energy expenditure for standard use, established from energy prices for year 2021: between EUR2,230 and EUR3,060. Katia

## Summary

Property type:	House
Bedrooms:	5
Price	€525,000

## Key Information

Internal Area:	153.73 sqm
Land Area:	0.03 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



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