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## Family home in the Boissière district

Plaisir , Yvelines , Paris Ile-de-France



# €699,000

inc. of agency fees

5 Beds   1 Baths   172 sqm   0.15 ha

This beautiful house from the 70s, completely renovated, offers a surface area of 172 sqm and extends over a plot of 1544 sqm. It is ideally located in the district of La Boissière, combining the calm...

### At a Glance

<b>Reference</b>	MFH-PARIS8526-cpy	<b>Near to</b>	Plaisir	<b>Price</b>	€699,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	172 sqm
<b>Land</b>	0.15 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This beautiful house from the 70s, completely renovated, offers a surface area of 172 sqm and extends over a plot of 1544 sqm. It is ideally located in the district of La Boissière, combining the calm of greenery and all the advantages of urban life (shops, schools, bus and Plaisir-Grignon train station). The entrance serves a pleasant living room of 42 sqm, bathed in light thanks to its East-West-South exposure. This space includes a cozy living room with an insert fireplace, a dining room opening onto a balcony offering an unobstructed view of the fields and the forest, as well as a fitted and equipped kitchen. You will also find a 10 sqm office

space adjoining a dressing room, a bathroom, as well as three beautiful bedrooms sharing a modern bathroom. On the garden level, two spacious bedrooms, a shower room and a toilet complete the living space. You will also find a cellar, a storeroom, a technical room and a large garage of 55 sqm with an automated door. A large attic under the attic (80 sqm slab) is accessible by a retractable staircase. Outside, the flat garden, planted with trees and flowers, is decorated with a shed and a large courtyard allowing several vehicles to be parked. A 12 mx 5 m swimming pool, to be renovated (quote for earthworks and liner available), will delight young and old. This family home will appeal to lovers of the countryside while remaining close to all amenities. It has gas heating, reversible air conditioning (air/air heat pump), and double-glazed PVC frames with electric shutters. All the bathrooms are equipped with heated towel rails, and the house is fibered. Bus lines serve the Notre-Dame du Bel-Air school in Montfort-l'Amaury and Saint-Quentin-en-Yvelines. Plaisir Grignon train station Direction Paris Montparnasse in 25 mins ENERGY CLASS: D 202/ CLIMATE CLASS: C 29 Estimated average amount of annual energy expenditure for standard use, established from the prices for the year 2021, 2022, 2023 between EUR2,640 and EUR3,680.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€699,000

## Key Information

Year Built:	1965
Internal Area:	172 sqm
Land Area:	0.15 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Paris Ile-de-France



## Gallery







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