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## Charming 18th century house with its hanging garden in Davron

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



# €810,000

inc. of agency fees

3 Beds   2 Baths   195 sqm   0.04 ha

This beautiful 195 sqm stone house, nestled in a lane in the town centre of the charming town of Davron, offers a private garden with two terraces and is a 4-minute drive from the amenities of the popular...

### At a Glance

<b>Reference</b>	MFH-PARIS9076	<b>Near to</b>	Davron	<b>Price</b>	€810,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	195 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This beautiful 195 sqm stone house, nestled in a lane in the town centre of the charming town of Davron, offers a private garden with two terraces and is a 4-minute drive from the amenities of the popular town of Feucherolles near Saint Germain en Laye and 6 minutes from Saint-Nom la Bretèche.

This exceptional property has retained the charm of an old building, comforting with its thick walls and generous volumes. The 38 sqm cathedral living room, decorated with a monumental fireplace, is enhanced by a mezzanine offering an office space or games room. Intimate gardens and small outbuildings complete this peaceful setting.

Behind the elegantly decorated stone porch, which can accommodate a small vehicle, a door leads to an intimate little garden.

A few steps then lead to the hanging garden, which is not overlooked.

The entrance reveals a 27 sqm kitchen, fully fitted and equipped, with a kitchen range, a bar, a dining area and a beautiful stone staircase leading to the laundry room.

To the left, a few steps go down to the cathedral living room and its beautiful imposing fireplace. Upstairs, the 18 sqm mezzanine overlooks the living room. A 15 sqm bedroom facing south, equipped with a dressing room, a bathroom and a toilet, completes this level.

To the right of the entrance, the kitchen gives access to a bright 22 sqm dining room. A hallway leads to a 16 sqm bedroom, adjoining a bathroom with toilet.

A few steps lower, for more privacy, you will discover the master suite of over 22 sqm with an insert fireplace, a dressing room, a shower room and a toilet. In addition, a vaulted stone cellar allows you to store wines and spirits at leisure.

Small outbuildings complete the services of this house.

This house which invites you to softness and well-being is a rare opportunity to settle in a bucolic setting while being close to more urban infrastructures.

All amenities and schools, college are available in Feucherolles (4 min) or Crespières and Saint-Nom la Bretèche.

School bus in the town.

Quick access to the A14 and A13 motorways (to Paris, Versailles, Saint-Quentin-en-Yvelines, Vélizy-Villacoublay).

Proximity to several train stations: Saint-Germain-en-Laye train station (RER A), Saint-Nom-la-Bretèche train station (line to Gare Saint-Lazare), Plaisir train station (line to Paris Montparnasse).

Bus lines available in Davron: 172 (Crespières-Noisy-le-Roi), 171 (Crespières-Feucherolles), 170 (Crespières-Marly-le-Roi), 512 and 511 (Aubergenville-Saint-Germain-en-Laye), and 17S (Maule-Versailles).

**ENERGY CLASS: D / CLIMATE CLASS: D**

Estimated average amount of annual energy expenditure for standard use, based on energy prices as of 01/01/2021: between EUR2,630 and EUR3,600

BINET

RSAC: RSAC Versailles

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€810,000

### Key Information

Internal Area:	195 sqm
Land Area:	0.04 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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