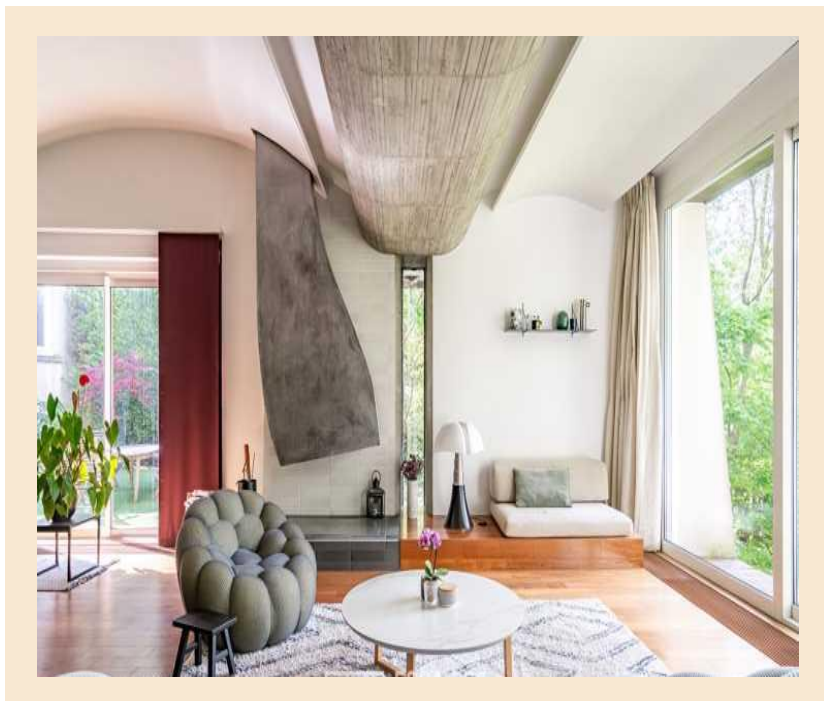


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## Architect-designed house with butterfly roof and view

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



**€1,560,000**

inc. of agency fees

4 Beds   1 Baths   220 sqm   0.19 ha

This superb architect-designed house from the 1970s, of 190 sqm (233 sqm on the ground), nicely renovated with its 35 sqm outbuilding, is located on the hillside in the most popular environment of Bougival,...

### At a Glance

<b>Reference</b>	MFH-PARIS6034-cpy-cpy	<b>Near to</b>	Bougival	<b>Price</b>	€1,560,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	220 sqm
<b>Land</b>	0.19 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This superb architect-designed house from the 1970s, of 190 sqm (233 sqm on the ground), nicely renovated with its 35 sqm outbuilding, is located on the hillside in the most popular environment of Bougival, discreetly and conveniently. sheltered from view in its beautiful garden of 1,900 sqm.

The entrance opens onto a first half level which serves a bedroom with a water point and allows access to the terrace, a second bedroom/TV area with balcony enjoys a lovely view of the profile of the house with its butterfly roof, surrounded by a superb garden.

The staircase offers, on the lower level, the bright living room which develops a surface area of 60 sqm, with its exterior architecture repeated on its ceiling by an interior wave which offers surprising curves around a concrete frame.

The sculptural fireplace divinely adorns this living/dining room facing its green envelope, visible from its side skylights, its beautifully designed loophole or its magnificent bay window which offers the view a permanent watercolor evolving with the seasons.

The independent kitchen, just renovated, has taken its place, behind this concrete wall which blends nicely with the volume, the wood of the parquet floor, the curves of the staircase and this green environment. It offers access to the 46 sqm basement located on a half level which consists of a laundry room/technical room, two storage rooms, and a wine cellar.

The first half floor leads to a landing which leads to an office and/or dressing room and a bathroom. The last floor consists of two beautiful bedrooms of 16 and 19 sqm which share a bathroom.

The 35 sqm outbuilding consists of a living room in which the old bricks have been revealed on most of the walls, a sauna, with shower and jacuzzi, a room that can easily be converted into a bedroom if necessary.

Three parking spaces in front of the property, an additional basement of 35 sqm nestled under the living room, and a bicycle/trash can room complete the services of this property.

This incredible architect-designed house with particular curves and unique design, in absolute calm, located in this very popular area of the Hameau de Bougival, will offer a cozy cocoon to the family who will have the chance to invest in this place which we do not can get tired...

EIB School of Jonchère, sections from nursery to high school.

A 86 at 4 km

A13 and A14 at 8 km

ENERGY CLASS: D / CLIMATE CLASS: D.

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,850 and EUR3,910

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,560,000

## Key Information

Year Built:	1970
Internal Area:	220 sqm
Land Area:	0.19 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

## Location: Paris Ile-de-France



# Gallery







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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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