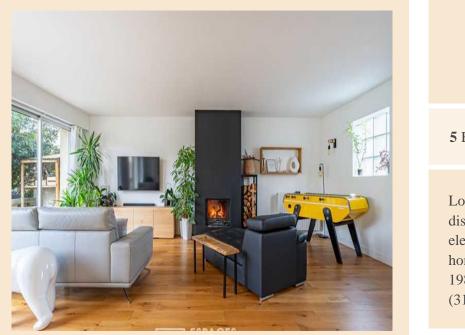


# Beautiful family home of 319 sqm on the ground floor a few steps from...

**Carrieres Sur Seine**, **Yvelines**, **Paris Ile-de-France** 





#### At a Glance

Reference	MFH-PARIS9142-cpy	Near to	Carrieres Sur Seine	Price	€860,000
Bed	5	Pool	No	Hab.Space	e 319 sqm
Land	0.04 ha			Land Tax	N/A

#### **Property Description**

Located in the popular Fermettes district of Carrières-sur-Seine, this elegant late 19th century family home, with an extension built in 1980, offers a living area of 193 sqm (319 sqm on the ground) on a wooded plot of 380 sqm. Perfectly furnished and bathed in light, it seduces with its generous volumes, its neat services and its timeless charm. Just a 10-minute walk from the RER A station of Houilles/Carrières-sur-Seine (future

Eole line, SNCF line L and J) and the footbridge that connects La Défense by bike, it combines comfort, practicality and a pleasant living environment. The interior consists, on the ground floor, of a welcoming entrance leading to a warm double living room with insert fireplace, opening onto a south-east facing balcony and a green garden. An open, equipped and functional kitchen, a bedroom with dressing room, a modern shower room, a toilet and a workshop complete this level. The first floor houses three bright bedrooms, one of which has a dressing room, as well as a bathroom with shower and a toilet. The converted attic offers a large modular bedroom according to your wishes, ideal for an office, a games room or a master suite. Finally, the full basement includes a laundry room, a games or office area and a garage with automatic door, accompanied by three outdoor parking spaces. Outside, the private garden seduces with its ideal orientation and its privacy, a true haven of peace in the city. Close to amenities, schools and shops, this house is a rare opportunity in a sought-after family environment. ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the years 2021, 2022, 2023: between 4090 euros and 5580 euros.

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Property type: Bedrooms: Price House 5 €860,000

# **Key Information**

Year Built:	1930
Internal Area:	319 sqm
Land Area:	0.04 ha
Has a Garden	Yes

## **Location: Paris Ile-de-France**



# Gallery



























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