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Country house in the city with swimming pool and workshop

Mandres Les Roses , Val-de-Marne , Paris Ile-de-France



€630,000

inc. of agency fees

5 Beds 1 Baths 181 sqm 0.14 ha

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At a Glance

Reference	MFH-PARIS8695	Near to	Mandres Les Roses	Price	€630,000
Bed	5	Bath	1	Hab.Space	181 sqm
Land	0.14 ha	Pool	No	Land Tax	N/A

Property Description

It is in the heart of Yerres, in a particularly sought-after area of the heights of Mandres les Roses, that this attractive family home of 181m² on the ground is located. Built on a plot of 1350 m², its walls full of history as well as its original soul captivate from the first glance. Once crossed the steps, it is a real country house that is revealed. The "madeleine de Proust" effect is guaranteed. The reception, resolutely spacious, opens

onto the double living room dining room facing the garden. Its old parquet flooring, its period chimney uprights as well as its striking ceiling height, give the place an authentic and inimitable charm. Charm sublimated by its large openings which offer a unique and bucolic panorama on the abundant gardens of the property. A separate fitted and equipped kitchen, storage space as well as a toilet with washbasin complete the level. Upstairs, the sleeping area with its undeniable character offers 3 bedrooms. One of them has a private shower room. A renovated bathroom with toilet completes the level. The converted attic of the building accommodates an additional bedroom as well as a space that can be used as a games room. Like an apartment, the garden level benefits from an optimal layout. Its summer kitchen as well as its shower room with toilet will facilitate the days of the beautiful season spent around the garden and its swimming pool. A reception room as well as several spaces essential to family life complete the level. What can we say about its exteriors where fragrant flowers, flowerbeds and other fruit shrubs brighten up the paths. However, the real treasure is at the back in a renovated swimming pool without vis-à-vis. A few steps away, the old garage has been converted into a workshop, which naturally fits into the decor. The 146m² Carrez of this family home are just waiting for one thing: to be redesigned by its next owners. How can you not be excited about this unexpected living environment just a few kilometers from Paris. A clever mix of authenticity and modernity, Mandres les Roses seduces locals and onlookers in search of a rediscovered sweetness of life. This sleeping beauty has definitely not given up all its secrets. RER D Brunoy: 2000 meters Schools: primary school 850 meters away, middle school 1.5 km away. Vanessa Goracy EI - RSAC: -Créteil ENERGY CLASS: D / CLIMATE CLASS: B . Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,030 and EUR2,790 Vanessa Goracy EI - RSAC: -Créteil

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€630,000

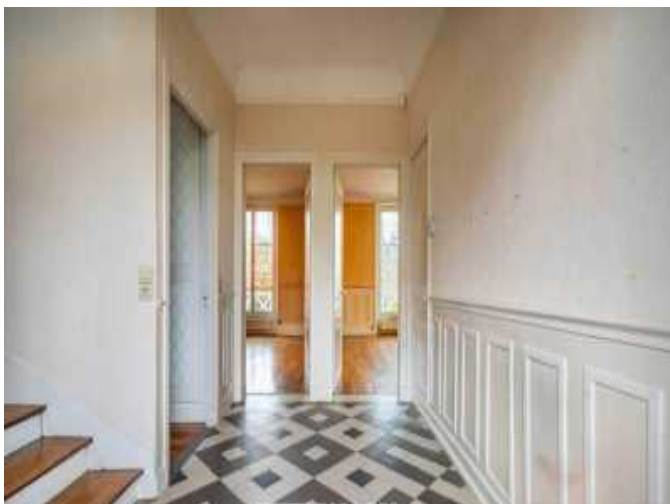
Key Information

Internal Area:	181 sqm
Land Area:	0.14 ha

Location: Paris Ile-de-France



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