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Renovated 18th century farmhouse and its extension in the golden square...

Villennes Sur Seine , Yvelines , Paris Ile-de-France



€1,798,000

inc. of agency fees

7 Beds 4 Baths 278 sqm 0.15 ha

In the hyper historic center of the village of Villennes-sur-Seine, an old farmhouse from the 18th century, completely renovated and extended, reveals a totally unexpected living environment in a unique...

At a Glance

Reference	MFH-PARIS9437	Near to	Villennes Sur Seine	Price	€1,798,000
Bed	7	Bath	4	Hab.Space	278 sqm
Land	0.15 ha	Pool	No	Land Tax	N/A

Property Description

In the hyper historic center of the village of Villennes-sur-Seine, an old farmhouse from the 18th century, completely renovated and extended, reveals a totally unexpected living environment in a unique location. The property is spread over 1,495 m² of landscaped garden. Combining the incomparable charm of the old and the sought-after comfort of the modern, a main building of 278 m² on the ground (232 m² of living space),

decorated with two outbuildings of 39 m² and 47 m² (living space) where daily life can be envisaged on foot. Close to shops, schools and SNCF train station (future RER E) connecting Paris Saint-Lazare in 25 minutes. This privileged location also benefits from quick access to the A13 and A14 highways. Sheltered in a street however very quiet and without any noise pollution. The main house, in its intelligent mosaic of assembled periods, is distinguished by its generous modern volumes and its preserved old architectural elements. The ground floor opens onto an entrance with a restored exposed stone wall, followed by a large dressing room and guest toilet, a fitted kitchen opening onto a vast indoor-outdoor living space of 90m²; a Scandinavian wood stove, an open dining room and a library make up an elegant ensemble flooded with light in this space. Three bedrooms, two bathrooms (one with a separate shower), and another separate toilet complete this level. Upstairs, under a beautiful exposed truss frame, a large modular landing leads to a bathroom with toilet, large storage under the slope and three bedrooms. A full mezzanine under the farmhouse also enhances the practical life of this residence in large spaces, laundry room, storage, two separate rooms, boiler room and heated garage for a car + bicycles or motorcycles. The outdoor spaces all spread over the southwest exposure of the house extend the elegance of the place and offer a panoramic view of the hill of Villennes. The garden, a true haven of peace, is divided between relaxation areas and a small wooded corner, a large natural stone terrace with soft and rounded shapes, a wooden terrace and the two outbuildings delicately leaning against the enclosed limits of walls of this incredible and rare Villennes property where historic charm and modernity intertwine to offer the exceptional on a daily basis.

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021,2022,2023: between 4010 euros and 5490 euros.

RSAC n ° - Versailles

Summary

Property type:	House
Bedrooms:	7
Bathrooms	4
Price	€1,798,000

Key Information

Year Built:	1790
Internal Area:	278 sqm
Land Area:	0.15 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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