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## Architect-designed house with a superb open view of the Minière forest

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



**€720,000**

inc. of agency fees

**4 Beds      123 sqm      0.03 ha**

This architect-designed house, located in the highly sought-after Bouviers district of Guyancourt, very close to Versailles, was created by its owners...

### At a Glance

<b>Reference</b>	MFH-PARIS9706	<b>Near to</b>	Guyancourt	<b>Price</b>	€720,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	123 sqm
<b>Land</b>	0.03 ha			<b>Land Tax</b>	N/A

### Property Description

This architect-designed house, located in the highly sought-after Bouviers district of Guyancourt, very close to Versailles, was created by its owners in 2015.

Its living space is 123 sqm on a plot of 307 sqm.

Nature is present in each room with a large bay window in the living room and numerous openings onto the vegetation and forest without vis-à-vis. The ceiling heights of 2m75 provide large volumes and the monochrome white color slightly bluish gray and the identical floors bring a lot of serenity and unity throughout the house.

The entrance leads to the comfortable living room of 44 sqm bathed in light with a beautiful fitted and equipped kitchen and its central island. A superb terrace of 20 sqm overlooks the Bièvre valley accessible from it. An adjoining room closed by a large sliding door allows for multi-optional: office, music room or bedroom. A shower room and a toilet complete this space.

Upstairs, there are two comfortable bedrooms with their shower rooms as well as a master suite with dual orientation always overlooking the valley with storage, its shower room and double sink. A toilet completes the floor.

We discover a garden level entirely furnished with a storeroom/cellar of 8sqm and a laundry room/technical room of 12 sqm with natural light.

The intimate garden is planted with various species of trees and rose bushes.

Plenty of storage and a large double garage of 50 sqm for 2 cars, motorcycles with automatic door. Two outdoor parking spaces and a private red light (more comfort for the circulation of vehicles).

Technical; Double-glazed aluminum frames and electric roller shutters, underfloor heating throughout the house, condensing boiler. A red light to enter and exit the property. The PLU allows for a 90 sqm extension opposite the existing house.

Schools: all nearby, from nursery school to university and major engineering schools. 1 km from the N12 and 1.5 km from the regional shopping centre of St Quentin en Yvelines.

Nearby transport: Bus, RER C network, trains Paris Montparnasse, La Défense, Chatelet, future Grand Paris), N10 and N12, A12, D36; Eventually Line 18 of the Grand Paris express (multimodal station project).

Nature: Minière and Geneste ponds, Versailles state forest, Chevreuse and Bièvre valleys, Golf.

Economy and businesses:

Renault Technocentre, Bouygues, Sodexo, Malakoff, businesses in St Quentin en Yvelines.

ENERGY CLASS: C 66 / CLIMATE CLASS C 13:

Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between 690 euros and 990 euros.

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RSAC: Versailles

## Summary

Property type:	House
Bedrooms:	4
Price	€720,000

## Key Information

Year Built:	2015
Internal Area:	123 sqm
Land Area:	0.03 ha
Has a Garden	Yes

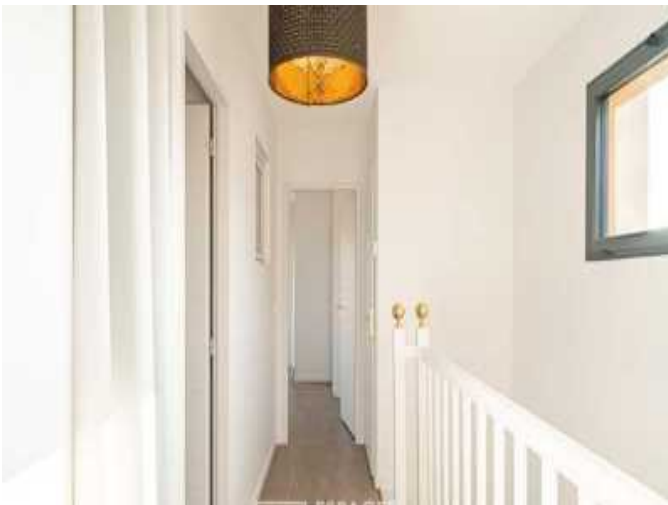
## Location: Paris Ile-de-France



## Gallery











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**C. BAUER – Sunday Times**

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