

[Click to view MFH-PARIS9706](#)

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

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

0699122430

RSAC: Versailles

Summary

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

Key Information

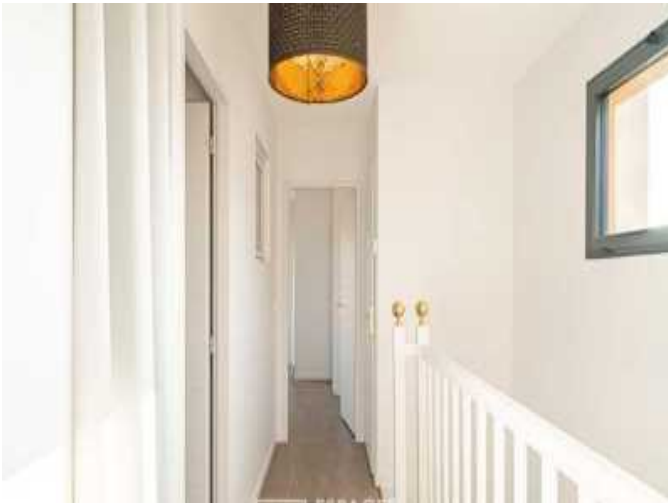
Year Built:	2015
Internal Area:	123 sqm
Land Area:	0.03 ha
Has a Garden	Yes

Location: Paris Ile-de-France



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates