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## 70's Californian house on one level with wooded park

**Saint Hilarion , Yvelines , Paris Ile-de-France**



# €710,000

inc. of agency fees

4 Beds   1 Baths   200 sqm   0.52 ha

This magnificent property of 200 sqm on one level is set on a quiet, wooded park of 4,500 sqm in the center of the charming town of Saint-Hilarion, 10...

### At a Glance

<b>Reference</b>	MFH-PARIS8971-cpy	<b>Near to</b>	Saint Hilarion	<b>Price</b>	€710,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.52 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This magnificent property of 200 sqm on one level is set on a quiet, wooded park of 4,500 sqm in the center of the charming town of Saint-Hilarion, 10 minutes by car from Rambouillet. Access is via a private road leading to the property located in the middle of the park. The entrance opens onto the large living room of 100 sqm with Saint Just stone flooring, very bright with its 3 exposures through large bay windows. The

open spaces are well defined, a very cozy living room with its stone fireplace opening onto the large terrace, the dining room area, in the middle of the room with the open kitchen and finally an office space. A corridor leads to three beautiful bedrooms, each with their own terrace, which share a bathroom, a large laundry room and a separate toilet. At the end of the corridor, the master suite has a dressing area and a bathroom with WC. The full basement of 200 sqm accommodates a large garage for three cars, a workshop, a wine cellar, a boiler room, two sheds and a large office with windows and heating. The exceptional environment on the edge of the forest and the calm make this property a place out of present time. Electric roller shutters 8000 L fuel tank EDF tanks for water ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established based on energy prices as of 01/01 /2021: Between EUR3,600 and EUR4,920

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RSAC: Versailles

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€710,000

### Key Information

Year Built:	1970
Internal Area:	200 sqm
Land Area:	0.52 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



## Gallery







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**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.

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