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## Elegance and serenity: exceptional residence at the gates of Paris

**Auffreville Brasseuil , Yvelines , Paris Ile-de-France**



# €2,630,000

inc. of agency fees

4 Beds    1 Baths    299 sqm    2.05 ha

Majestic contemporary residence at the gates of western Paris, where dreams mingle with reality. Nestled in the heart of a two-hectare green setting,...

### At a Glance

<b>Reference</b>	MFH-PARIS9515	<b>Near to</b>	Auffreville Brasseuil	<b>Price</b>	€2,630,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	299 sqm
<b>Land</b>	2.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Majestic contemporary residence at the gates of western Paris, where dreams mingle with reality. Nestled in the heart of a two-hectare green setting, crossed by a singing stream, this sumptuous building rises, bathed in light, over an area of 299 sqm. Far from prying eyes and immersed in absolute serenity, this property flourishes in harmony with its enchanting park, its vast terraces and its wellness area: an indoor swimming

pool, a jacuzzi and a solarium offering direct access to the generous nature which surrounds it. Depending on the season, discover the two stables with horses, the twelve beehives buzzing with life, the vegetable garden and the two greenhouses that adorn this area with an unsuspected richness. The living spaces, on one level, deploy their generosity, currently offering a large reception room with an open kitchen, a bright patio, a workshop, an office and an elegant master suite with a large dressing room on the ground floor. floor, then two other bedrooms and their bathroom upstairs. Other spacious rooms are just waiting to be transformed according to your wishes. The vast basement houses a state-of-the-art home cinema, a billiard room conducive to moments of relaxation, a wine cellar for epicureans and other spaces. This exceptional residence, a true haven of peace, harmoniously combines the tranquility of nature with the refinement of modern comfort - all that remains is to shape the place in your image. All amenities 7 min by car Nursery 7 min by car Kindergarten and primary school less than 15 min walk College and high school 5 min by car or school bus Mantes la Jolie station (7 min by car or bus) for Saint Lazare via line J (35 min) Gare de Houdan in 25 min for Gare Paris Montparnasse via line N (55 min) Access A13/A14 in 5 min ENERGY CLASS: A / CLIMATE CLASS: B. Estimated average amount of expenditure annual energy costs for standard use, based on energy prices for 2015: EUR1,376

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€2,630,000

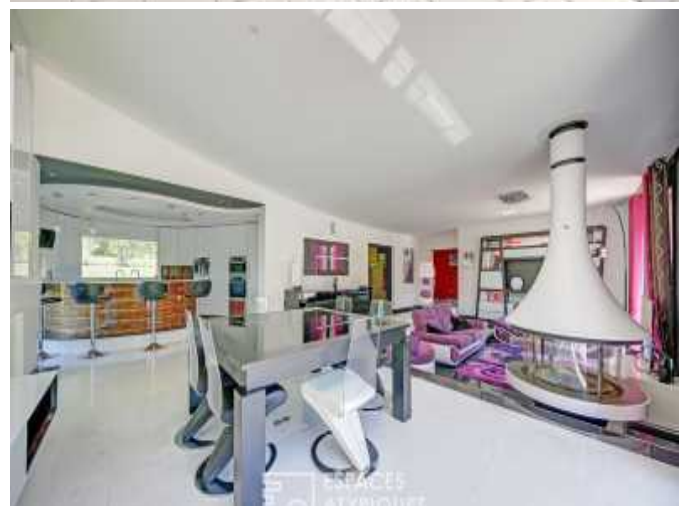
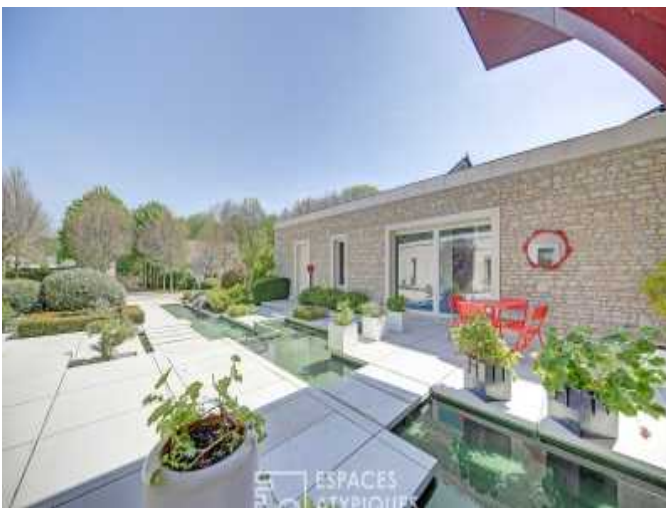
## Key Information

Internal Area:	299 sqm
Land Area:	2.05 ha

## Location: Paris Ile-de-France



# Gallery









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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.

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**C. BAUER – Sunday Times**

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