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## Architect's house with interior patio

Aubergenville , Yvelines , Paris Ile-de-France



**€698,000**

inc. of agency fees

4 Beds 1 Baths 287 sqm 0.21 ha

Hidden in nature that enters the heart of the house thanks to its large open-air interior patio, this exceptional house designed in the 70s surprises...

### At a Glance

<b>Reference</b>	MFH-PARIS8555-cpy	<b>Near to</b>	Aubergenville	<b>Price</b>	€698,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	287 sqm
<b>Land</b>	0.21 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Hidden in nature that enters the heart of the house thanks to its large open-air interior patio, this exceptional house designed in the 70s surprises with its volumes and the quality of its materials. Nestled on the heights of Aubergenville, discover this atypical property full of character, built on a magnificent plot of 2114 sqm. This rare property offers a generous living space of more than 280 sqm, with 4 bedrooms (possibility of 2 additional) and 9 rooms distributed around a patio. It will charm those who appreciate places combining originality and practicality. Although this house is classified G in the energy diagnosis, this classification

mainly reflects its initial state, typical of constructions from the 70s. However, an energy audit was carried out, proposing work scenarios that make it possible to reach class B with energy savings of 75%. This not only represents an opportunity to reduce energy bills, but also to increase the heritage value of this exceptional property. The large office library has an entrance that can be separated and its own terrace, thus allowing it to accommodate, for example, a practice for a liberal profession. Maintain a perfect distinction between work and home, while remaining close to your family: here is the solution! A split-level architecture and bright spaces: the originality is strongly asserted, carried by the richness and elegance of the materials. From the street, as soon as you enter the property, you understand the architect's intention: the house is hidden by lush vegetation and the arrival in front of the magnificent front door promises us a certain art of living. The authenticity of the materials blends with a contemporary design, creating generous volumes bathed in natural light. We are immediately introduced to the beating heart of the house, the patio, which constitutes a real haven of tranquility, and which is almost omnipresent since it almost defines the circulation of the house. The living rooms, all open to each other, are nevertheless distributed thanks to the play of half-landings. The kitchen, already spacious, has a very large back kitchen and opens onto its small terrace dedicated to sunny breakfasts. The dining room overlooks the large living room and its office area, while enjoying the view towards the patio. Lovers of light, vegetation and relaxation areas, this patio will be your favorite! Flooded with light, the large living room is therefore, on the south side, open onto the patio, and on the north side, onto a very beautiful terrace and the garden completely enclosed and sheltered from view. On a half-level, under the dining room, the 2nd living room with its very beautiful fireplace with insert, is the cozy corner where it will be good to live during the winter evenings! In the continuity of the living room, the master bedroom on one level, doubly exposed and with its own terrace opens onto a magnificent bathroom with bathtub and spa shower, then a dressing room and separate toilets. Arriving in the next room, ideas jostle each other: this magnificent room, partly with cathedral height and private terrace promises multiple functions according to the needs of the family: games room, independent studio, "family room", office - everything is possible with this luxury of square meters! Nice gesture of the architect, a level is hidden above a part of the house: it is the space dedicated to the children's bedrooms. There are three of them, and they share a balcony in a row offering a pretty view. The recently renovated bathroom and the separate toilet complete this sleeping area. A wide corridor along the patio takes us back to the living rooms and closes this circular visit! Everywhere, the light thanks to the large bay windows, the patio and the garden, offers a warm and friendly atmosphere. The large garden with its orchard and its enchanting wooded corner extends this soothing setting and is an ideal space for children's games. A double closed garage completes the property. This property goes beyond a simple living space: it offers a real experience. Its spacious volumes and refined materials make it an extraordinary property. Whether you are looking for a space suitable for a large family, a house full of character, or a place combining professional and personal life, this property will meet all your expectations. Let yourself be charmed by this extraordinary property. Also take advantage of its practical assets and its ideal geographical location. This property benefits from the proximity of shops, services and schools, as well as quick access to the main A13 and A14 roads and public transport thanks to the Epône-Mézières or Aubergenville-Elisabethville stations towards Paris-St Lazare (J) and Paris-Montparnasse (N) and the future RER Eole station - both 5 minutes away. ENERGY CLASS: G / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between 8,1

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€698,000

## Key Information

Year Built:	1976
Internal Area:	287 sqm
Land Area:	0.21 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

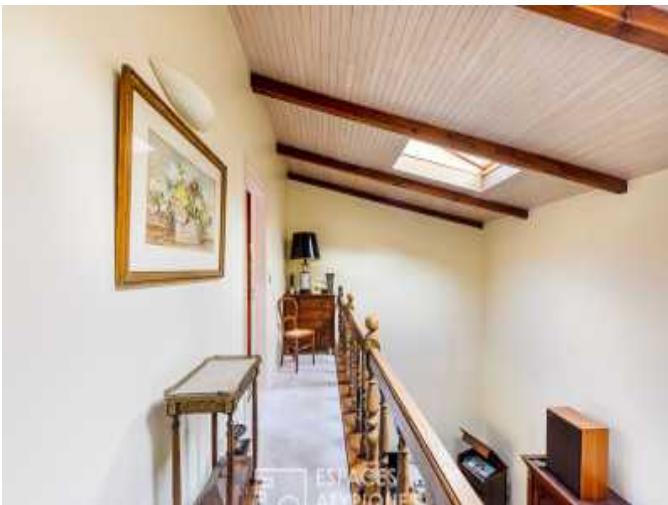
## Location: Paris Ile-de-France



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