

[Click to view MFH-PARIS10311](#)

Charming townhouse with cobbled courtyard

Rochefort En Yvelines , Yvelines , Paris Ile-de-France



€540,000

inc. of agency fees

5 Beds 200 sqm 0.02 ha

In the heart of the town of Rochefort-en-Yvelines, this characterful townhouse offers a generous surface area of 200 sqm. Combining authenticity and modern...

At a Glance

Reference	MFH-PARIS10311	Near to	Rochefort En Yvelines	Price	€540,000
Bed	5	Pool	No	Hab.Space	200 sqm
Land	0.02 ha			Land Tax	N/A

Property Description

In the heart of the town of Rochefort-en-Yvelines, this characterful townhouse offers a generous surface area of 200 sqm. Combining authenticity and modern comfort, it seduces with its spacious volumes and warm atmosphere. Behind its discreet facade, this former 17th-century notary's office reveals a harmonious living environment, enhanced by a beautiful paved courtyard with no overlooked vis-à-vis, a true haven of peace in the city center. Its features and layout make it a unique property, ideal for a family looking for space and character. From the entrance, the charm takes over: the noble materials and the light shining through

highlight the volumes. On the first floor, four beautiful bedrooms, including a master suite with a shower room, are harmoniously distributed, accompanied by a second shower room and separate toilet. On the top level, the converted attic offers a versatile space, ideal for a gym, a guest bedroom, or a workshop. Close to shops, schools and transport, this house combines tranquility and accessibility, thus offering a privileged living environment. Estimated average annual energy expenditure for standard use, established from the energy prices of the year 2021, 2022 and 2023: between EUR3,420 and EUR4,680.

Summary

Property type:	House
Bedrooms:	5
Price	€540,000

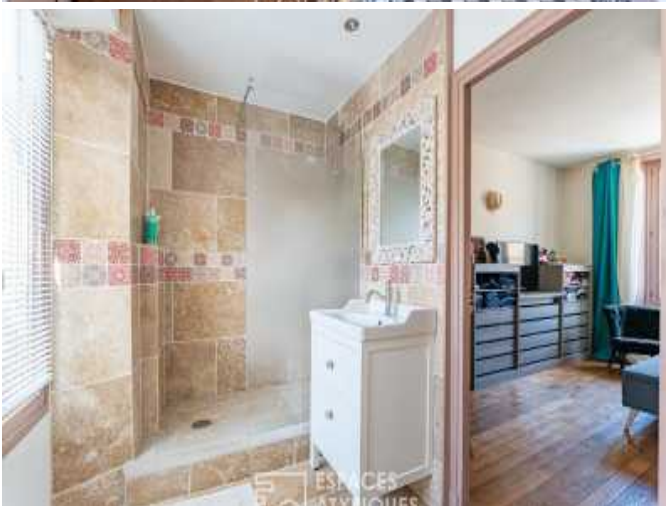
Key Information

Internal Area:	200 sqm
Land Area:	0.02 ha

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