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## Charming house from the beginning of the 20th century in Vésinet

Le Vesinet , Yvelines , Paris Ile-de-France



# €898,000

inc. of agency fees

3 Beds   1 Baths   167 sqm   0.02 ha

This elegant old house, listed in the remarkable heritage of Le Vésinet, has a floor area of 167 sqm and a living area of 110 sqm on a plot of 188 sqm....

### At a Glance

<b>Reference</b>	MFH-PARIS9824	<b>Near to</b>	Le Vesinet	<b>Price</b>	€898,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	167 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This elegant old house, listed in the remarkable heritage of Le Vésinet, has a floor area of 167 sqm and a living area of 110 sqm on a plot of 188 sqm. Carefully renovated, it combines the character of the old with an optimized layout, offering a unique living environment about 10 minutes walk from the RER A Le Vésinet - Le Pecq station. Its generous volumes and its beautiful ceiling height of approximately 2.95 m underline the

authentic character of this residence. From the entrance, the house reveals an authentic atmosphere where the character of the old and modern comfort blend. The ground floor is structured around an open, fitted and equipped kitchen, an adjoining bedroom and a bright living room offering direct access to the terrace and the garden. A second bedroom with fireplace and a bathroom with WC complete this level. Part of the roof, in the shape of a rotunda, houses a convertible space offering additional potential. At the back of the plot, a superb old "belle époque" style glass roof is waiting to be converted into a workshop, office or relaxation area. The fully fitted out mezzanine accommodates a workspace, a bedroom, a shower room with WC, a laundry room and a cellar. An adjoining, unheated room can be adapted according to needs. Ideally located, this house benefits from a privileged environment, a few minutes' walk from shops, the Ibis park, a primary school and a bus stop to the international high school of Saint-Germain-en-Laye. A rare property, combining charm and functionality, in the heart of a popular green setting in Le Vésinet. ENERGY CLASS: F/  
CLIMATE CLASS: F Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021,2022,2023: between 3940 euros and 5370 euros.

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€898,000

### Key Information

Year Built:	1900
Internal Area:	167 sqm
Land Area:	0.02 ha
Has a Garden	Yes

### Location: Paris Ile-de-France





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