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## Original architecture and strong potential on the Paris-Normandy axis

Freneuse , Yvelines , Paris Ile-de-France



**€890,000**

inc. of agency fees

6 Beds   2 Baths   333 sqm   0.77 ha

A few minutes from the A13 axis connecting the Normandy seaside resorts, nestled in the heart of a green park of nearly 8000 m2, this former stable was...

### At a Glance

**Reference** MFH-PARIS10568  
**Bed** 6  
**Land** 0.77 ha

**Near to** Freneuse  
**Bath** 2  
**Pool** Yes

**Price** €890,000  
**Hab.Space** 333 sqm  
**Land Tax** N/A

### Property Description

A few minutes from the A13 axis connecting the Normandy seaside resorts, nestled in the heart of a green park of nearly 8000 m2, this former stable was built at the beginning of the 20th century by a famous Swiss agri-food group, hence its architecture faithfully inspired by Alpine chalets. Upon your arrival, you will be welcomed by a spacious entrance which serves on the one hand, a fitted and equipped kitchen with dining

area, a large utility room, a real wine cellar, and on the other hand, a triple living room bathed in light thanks to large bay windows offering a breathtaking view of the garden and the swimming pool. On the first floor, a large landing distributes a glass office overlooking the living room, a master suite with its bathroom, and 3 other bedrooms, most of which have access to a balcony with a view of the surrounding countryside. Finally, 2 bathrooms and toilets complete this level which still benefits from an equivalent surface area to be converted. On the second floor, a very bright landing room thanks to its skylight leads to a 5th bedroom or playroom or reading room. Outside, the park extends majestically over the countryside, inviting relaxation and contemplation. The swimming pool with its terrace is the perfect place to enjoy sunny days. The major asset of this property is the usable surface area since there is a total of approximately 500 m<sup>2</sup> per level, currently divided into a living area and numerous garages, workshops and attics that can be converted into a home, which makes it an exceptional space for a large family, a liberal activity, a craftsman or even an investor who wishes to make several dwellings there! A13, SNCF train station, schools and shops are just a few minutes away. By train, Direct to Paris in 50 mins ENERGY CLASS: E / CLIMATE CLASS E Average energy prices included for the years 2021, 2022 and 2023 (subscriptions included): between EUR7,410 and EUR10,060 per year

### Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€890,000

### Key Information

Internal Area:	333 sqm
Land Area:	0.77 ha
Has a Garden	Yes
Swimming Pool?	Yes

### Location: Paris Ile-de-France

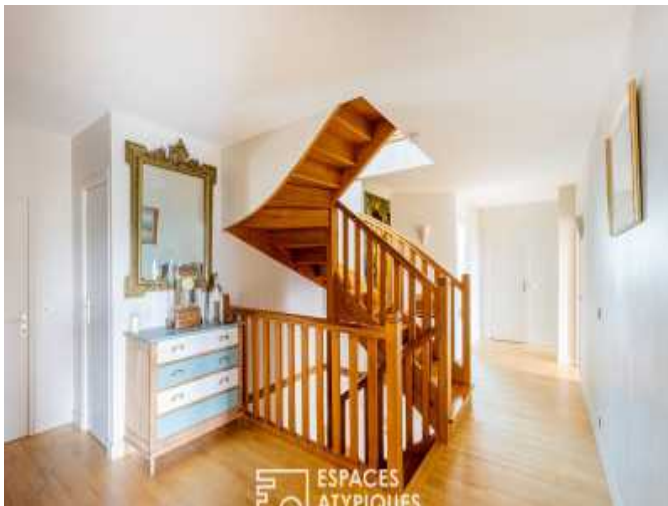


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