

Individual 7-room house on two levels comprising double living room, dining room, 4 bedrooms.

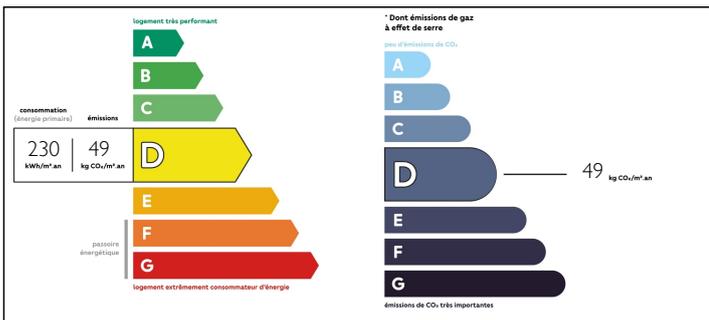


INFORMATION

Town:	L'Étang-la-Ville
Department:	Yvelines
Bed:	4
Bath:	1
Floor:	150 m2
Plot Size:	1100 m2



ENERGY - DPE



IN BRIEF

Close to Etang La Ville and Saint Nom La Bretèche, 5' walk from transport links to Paris, La Défense and Saint Germain en Laye (line L and Tram T13), this very nice 2-storey house is set in wooded, fully enclosed grounds, out of sight.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This 150 m² (1,615 sq ft) house with integrated south-west-facing conservatory is set in a quiet, wooded environment in a luxury residential development on the edge of the Marly forest. It is built on 1100 m² (1,937 sq ft) of wooded, fully enclosed grounds.

On the left, the entrance hall leads to the 56m² double living room with cathedral ceiling, warmed by a beautiful open stone fireplace, extended by the dining room and the veranda area, all double-glazed and overlooking the garden.

On the right side of the hall are two bedrooms, one with a balcony, a bathroom (need to be updated) and a separate WC.

In the middle of the living room part and the sleeping areas is the separate, fully-equipped kitchen.

On the garden level are two large areas that are currently used as bedrooms and could easily be converted into independent flats with dedicated external access.

°° This house is fully secured by a Vérisure alarm system, with two separate vehicle entrances and one pedestrian entrance. High hedges conceal the house from its immediate surroundings, ensuring a high degree of discretion.

An perfect investment for young professionals working in Paris or La Défense, looking for a pleasant place to live away from the hustle and bustle of the city.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES