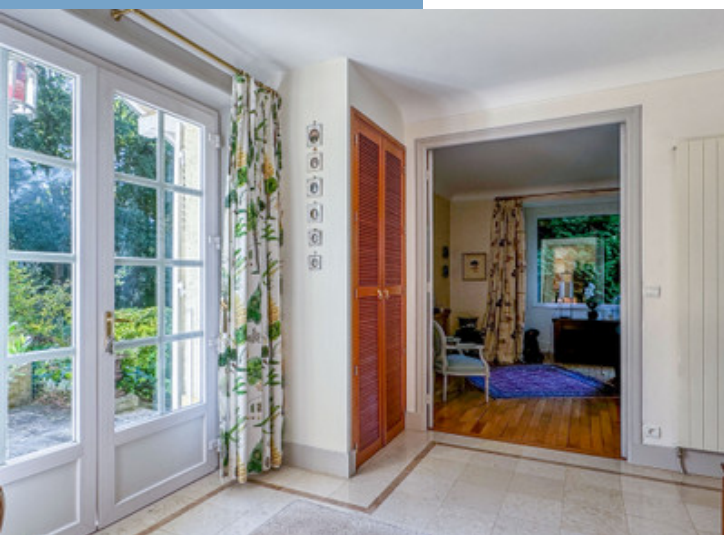
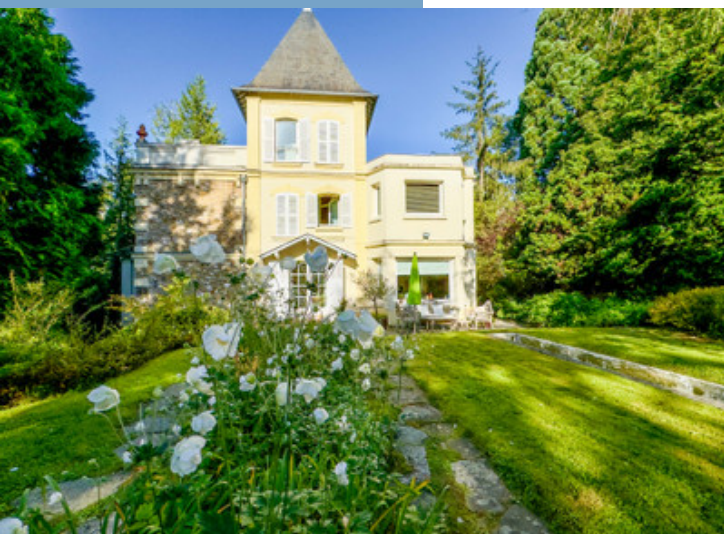




78470 ST-RÉMY-LÈS-CHEVREUSE - LOVELY
7-ROOM HOUSE (4 BEDS), 200M² WITH
LANDSCAPED GARDEN AND 70M²
OUTBUILDING

78470
ST-RÉMY-LÈS-CHEVREUSE -
LOVELY 7-ROOM HOUSE -
(4 BEDS), 200M² WITH
LANDSCAPED GARDEN
AND 70M²...



PROPERTY FACT FILE	
REFERENCE	A31795AAD78
PRICE	€ 1,150,000 £ 0* <small>*agency fees included: 3 % TTC to be paid by the buyer (1 115 000 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	200 m ²
LAND	1843 m ²
TOWN	Saint-Rémy-lès-Chevreuse
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Detached
<small>*Price based on current exchange rate which is subject to change</small>	





78470
ST-RÉMY-LÈS-CHEVREUSE -
LOVELY 7-ROOM HOUSE
(4 BEDS), 200M² WITH
LANDSCAPED GARDEN
AND 70M²...
Ref : A31795AAD78

St-Rémy-Lès-Chevreuse (78) - 200m² - 7 rooms - 4 bedrooms -
1843m² land - See plans and 360° - Just 550m from the
Courcelle-sur-Yvette RER B station, this early 1900s millstone house
offers a peaceful retreat. In excellent condition and surrounded by a
landscaped, fenced garden, the house spans 3 floors and a basement,

DESCRIPTIF

Details of the spaces:

- Approximately 200m² of living space:
- Basement: 4 rooms of about 90m² and an 8m² refrigerated wine cellar
- Garden level: Entrance 12m² ; Living room 31m² ; Dining room 25m² ; Kitchen & Dining area 28m² ; Hallway 8m² ; Toilet 2m²
- 1st floor: Hallway 20m² ; Bedroom 1 18m² ; Bedroom 2 12m² ; Bedroom 3 15m² ; Shower room 6m² ; Bathroom 16m²
- 2nd floor: Bedroom 13m² ; Office 9m² ; WC 1m²

Caretaker's house:

- Garden level: Studio; Shower room; Boiler room
- 1st floor: Bedroom; Living room; Bathroom

Additional details:

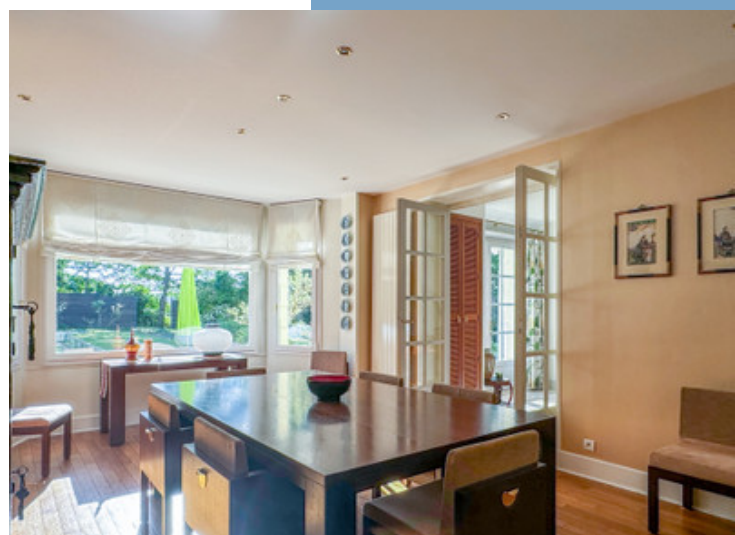
Strategically located on the D306, just 550m from the Courcelle-sur-Yvette RER B station, the property is in good condition with only some paint refresh needed. The enclosed garden features a caretaker's house, 4 parking spaces in the reception courtyard, and a garage with 2 additional parking spaces equipped with electric connections. The garden-level living area (about 100m²) includes a beautiful entrance, south-facing living room with fireplace, dining room with large windows overlooking the garden, and an open kitchen with a breakfast nook. The first floor (about 90m²) has two bedrooms, an office, a master shower room, and a bathroom. The second floor has 1 bedroom, a landing that could serve as an office space, and a separate WC. Additionally, the 90m² basement can be converted into a playroom, gym, music room, etc.

The property is gas-heated, and the façades and roof are in very good condition. Annual property tax is arou

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31795AAD78>

COMPLETE FILE AND PHOTO ON REQUEST

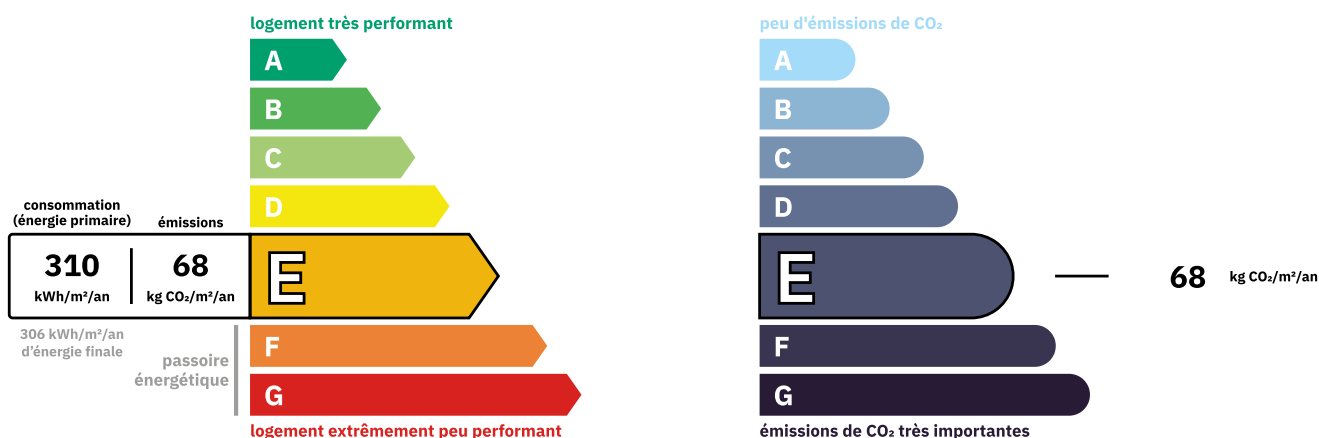


78470
ST-RÉMY-LÈS-CHEVREUSE -
LOVELY 7-ROOM HOUSE (4
BEDS), 200M²WITH
LANDSCAPED GARDEN AND
70M²...

Ref : A3I795AAD78

ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 3680 € and 5040€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A3I795AAD78
FILE COMPLETE
AND PHOTOS
ON REQUEST

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