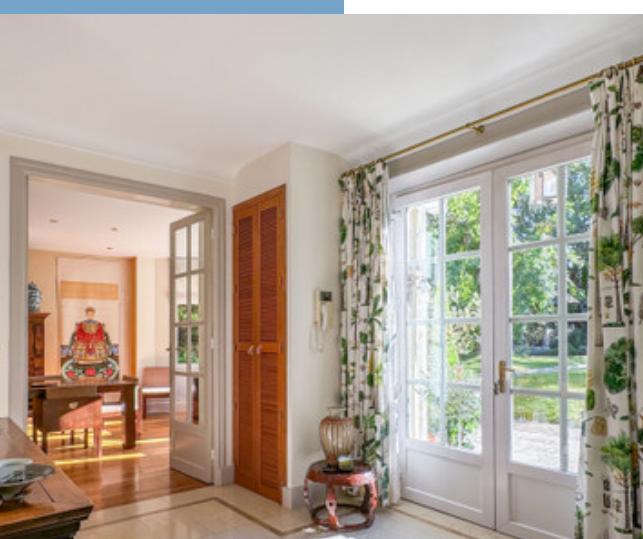




78470 ST-RÉMY-LÈS-CHEVREUSE - LOVELY  
7-ROOM HOUSE (4 BEDS), 200M<sup>2</sup> WITH  
LANDSCAPED GARDEN AND 70M<sup>2</sup>  
OUTBUILDING

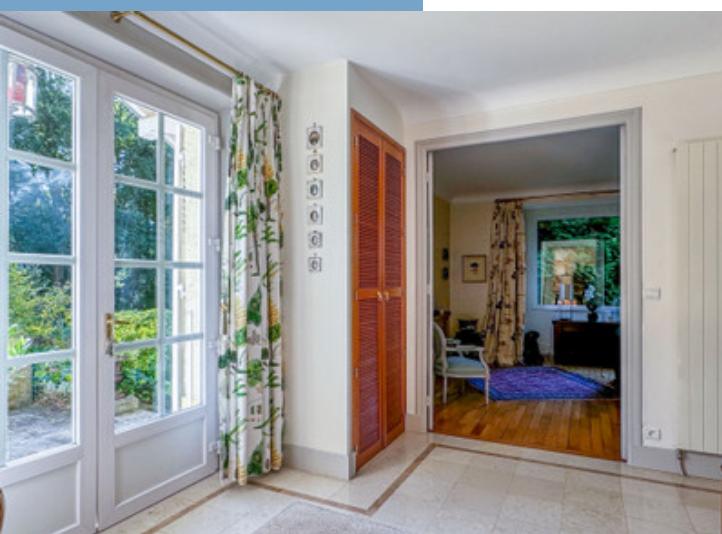
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## PROPERTY FACT FILE

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

\*Price based on current exchange rate which is subject to change



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ST-RÉMY-LÈS-CHEVREUSE -  
LOVELY 7-ROOM HOUSE  
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LANDSCAPED GARDEN  
AND 70M<sup>2</sup>...  
Ref : A31795AAD78

St-Rémy-Lès-Chevreuse (78) - 200m<sup>2</sup> - 7 rooms - 4 bedrooms -  
1843m<sup>2</sup> 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,

## DESCRIPTION

Details of the spaces:

- Approximately 200m<sup>2</sup> of living space:
- Basement: 4 rooms of about 90m<sup>2</sup> and an 8m<sup>2</sup> refrigerated wine cellar
- Garden level: Entrance 12m<sup>2</sup> ; Living room 31m<sup>2</sup> ; Dining room 25m<sup>2</sup> ; Kitchen & Dining area 28m<sup>2</sup> ; Hallway 8m<sup>2</sup> ; Toilet 2m<sup>2</sup>
- 1st floor: Hallway 20m<sup>2</sup> ; Bedroom 1 18m<sup>2</sup> ; Bedroom 2 12m<sup>2</sup> ; Bedroom3 15m<sup>2</sup> ; Shower room 6m<sup>2</sup> ; Bathroom 16m<sup>2</sup>
- 2nd floor: Bedroom 13m<sup>2</sup> ; Office 9m<sup>2</sup> ; WC 1m<sup>2</sup>

Caretaker's house:

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

Additional details:

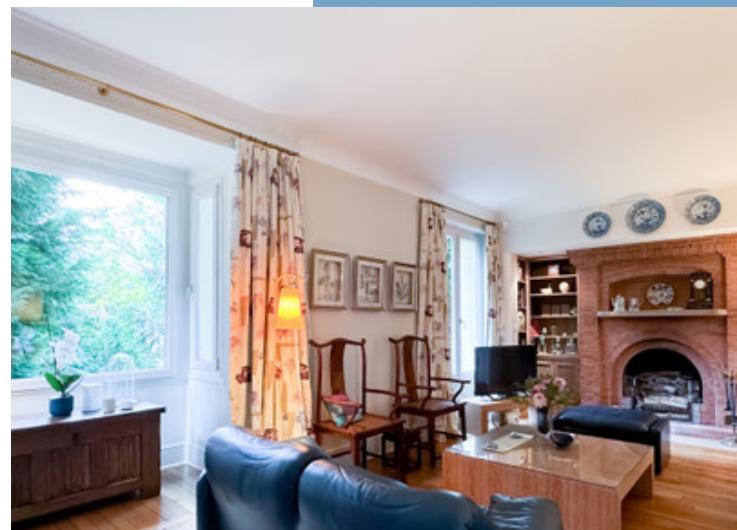
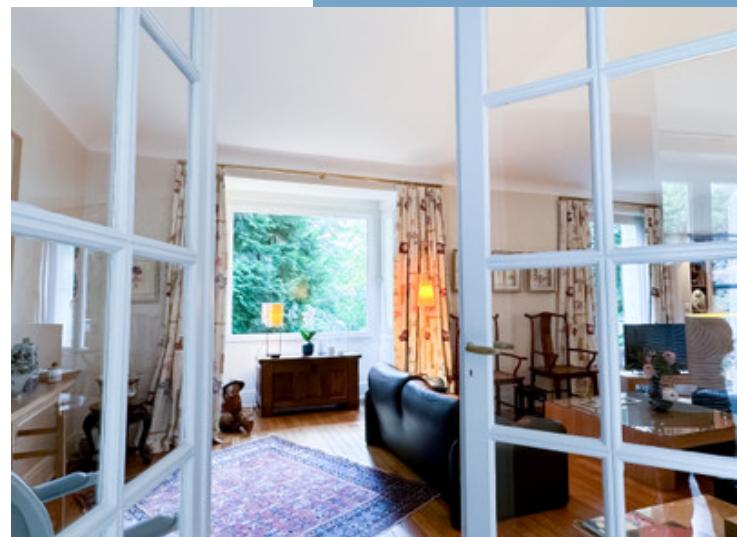
Strategically located on the D306, just 550m from the Courcelle-sur-Yvette RER B station, the property is in good condition with only some paint refresh needed. The enclosed garden features a caretaker's house, 4 parking spaces in the reception courtyard, and a garage with 2 additional parking spaces equipped with electric connections. The garden-level living area (about 100m<sup>2</sup>) 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 90m<sup>2</sup>) 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 90m<sup>2</sup> 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://leggett prestige.com/luxury-property-for-sale/view/A31795AAD78>

COMPLETE FILE AND PHOTO ON REQUEST

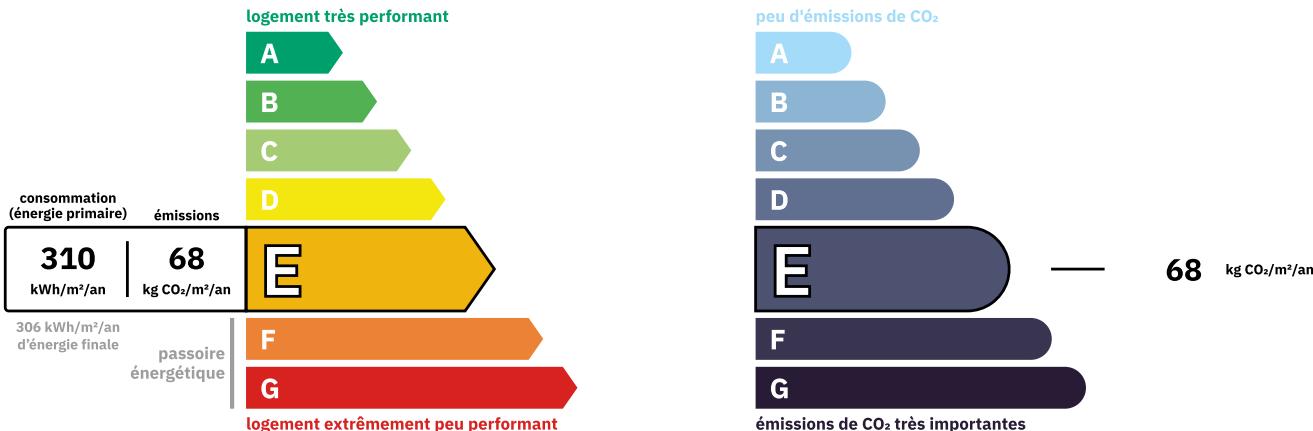


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Ref : A31795AAD78

## 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:

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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 : A31795AAD78

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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IMMOBILIER INTERNATIONAL

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