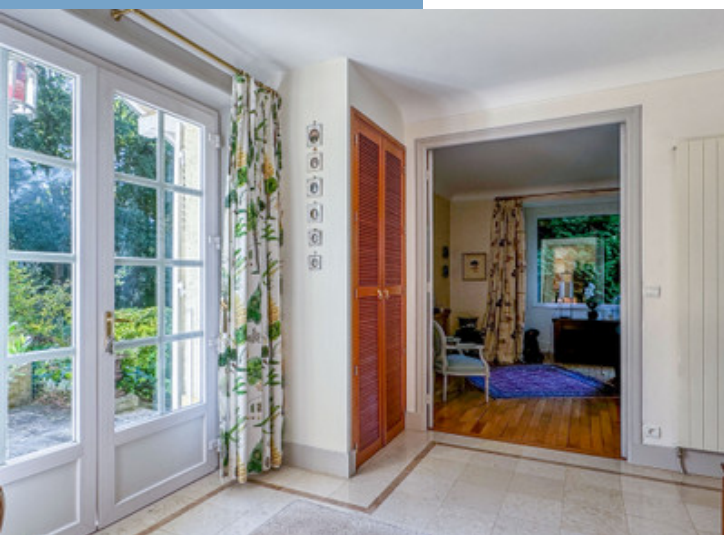
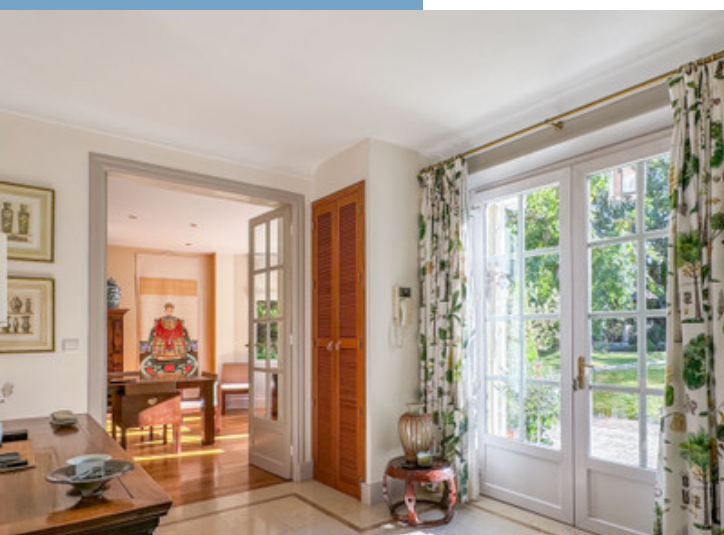




78470 ST-RÉMY-LÈS-CHEVREUSE - LOVELY  
7-ROOM HOUSE (4 BEDS), 200M<sup>2</sup> WITH  
LANDSCAPED GARDEN AND 70M<sup>2</sup>  
OUTBUILDING



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



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 <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
<small>*Price based on current exchange rate which is subject to change</small>	





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LOVELY 7-ROOM HOUSE  
(4 BEDS), 200M<sup>2</sup> WITH  
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> ; Bedroom 3 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:

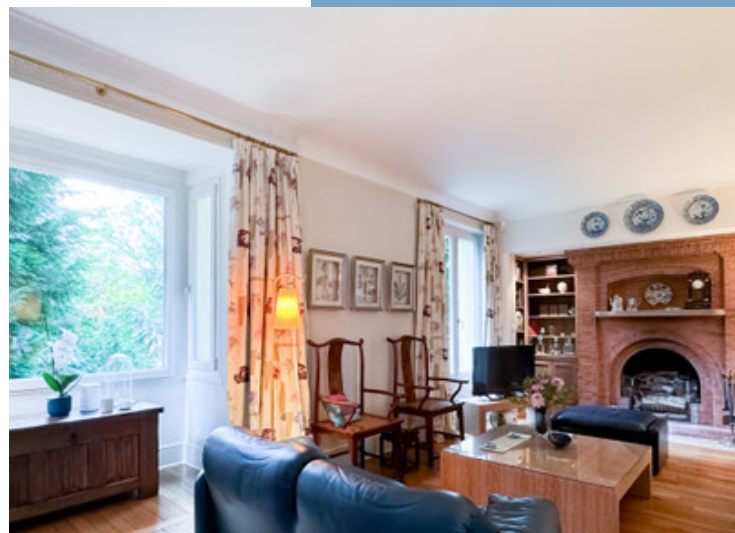
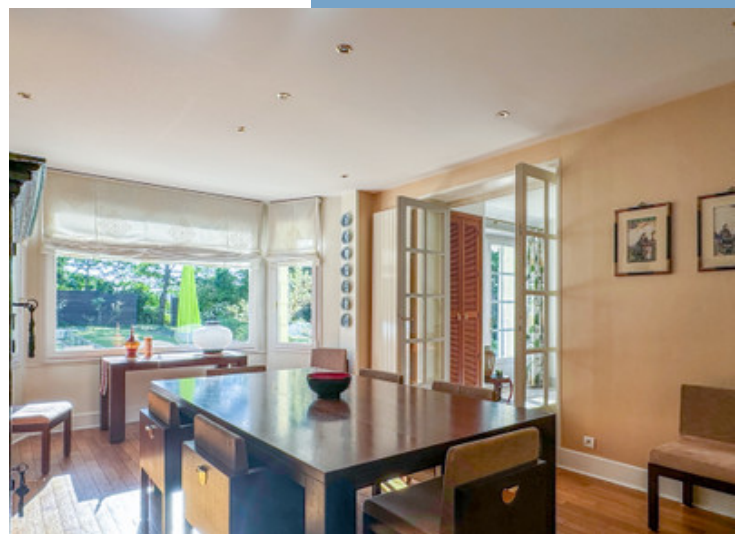
Strategically located on the D306, just 550m from the Courcelle-sur-Yvette RER B station, the property is in good condition with only some paint refresh needed. The enclosed garden features a caretaker's house, 4 parking spaces in the reception courtyard, and a garage with 2 additional parking spaces 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://leggettprestige.com/luxury-property-for-sale/view/A31795AAD78>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

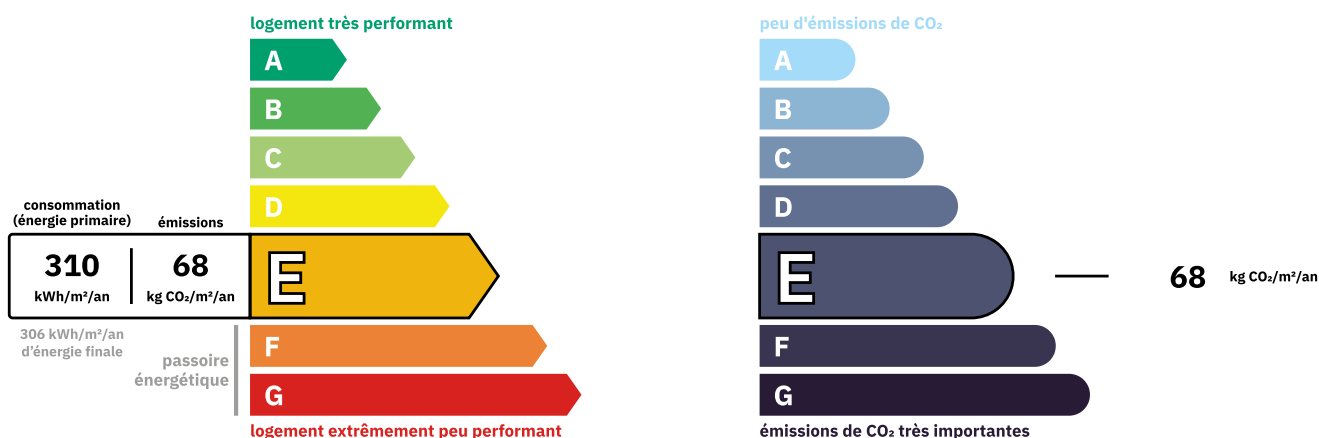


78470  
ST-RÉMY-LÈS-CHEVREUSE -  
LOVELY 7-ROOM HOUSE (4  
BEDS), 200M<sup>2</sup>WITH  
LANDSCAPED GARDEN AND  
70M<sup>2</sup>...

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

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## CONTACT

Réf :A3I795AAD78  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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