

## 6 bedroom house for sale at 78670 Médan



## INFORMATION

Town:	Médan
Department:	Yvelines
Bed:	6
Bath:	4
Floor:	226 m2
Plot Size:	1286 m2



## IN BRIEF

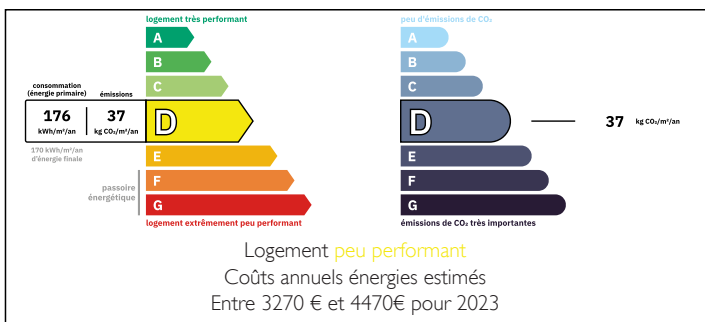
At 78670 Médan in a calm residential setting close to Versailles and Paris this large family house with garden provides a high quality of life for a large family. Built in 1988 the house provides all the practical benefits of modern living.

On the ground floor the entrance gives access to a double living room/dining room, with a feature open fireplace, independent kitchen with breakfast dining area. There is guest bedroom suite with bathroom and WC, a second bedroom with shower room, a laundry room and storage room. Access to the terrace and garden is from the living room and the kitchen.

On the second floor a landing gives access to a master bedroom with office and a dressing room, 3 further bedrooms and 2 shower rooms.

Outside there is a double garage and off parking. A large private...

## ENERGY - DPE



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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 spacious and comfortable house is situated at Médan, a small residential town in the Seine valley, in the north-east of the Yvelines department, around 12 kilometres north-west of Poissy and 16 kilometres north-west of Saint-Germain-en-Laye, the district capital. 23 kilometres from Versailles, and 26 kilometres from Paris. The town is famous for being the home of writer Émile Zola in the 19th century. Being close to the river Seine it is a pleasant area for riverside walks.

The accommodation is arranged as follows:

On the ground floor the entrance 10m<sup>2</sup> gives access to a double living room/dining room 35.15m<sup>2</sup>, with a feature open fireplace, independent kitchen 29.5m<sup>2</sup> with breakfast dining area. There is guest bedroom suite 15m<sup>2</sup>, with bathroom 3m<sup>2</sup> and WC 1.9m<sup>2</sup>, a second bedroom 9.8m<sup>2</sup> with shower room 2.7m<sup>2</sup>, a laundry room 10.65m<sup>2</sup> and storage room 1.7m<sup>2</sup>. Access to the terrace and garden is from the living room and the kitchen.

On the second floor a landing 11.2m<sup>2</sup> gives access to a master bedroom 16.75m<sup>2</sup> with office 7.75m<sup>2</sup> and a dressing room 6.4m<sup>2</sup>, 3 further bedrooms 12.05m<sup>2</sup>, 11.09m<sup>2</sup> and 15m<sup>2</sup>, and 2 shower rooms 5m<sup>2</sup> and 4.7m<sup>2</sup>.

Outside there is a double garage and offroad parking on the driveway in front of the house. A large private terrace with barbecue area is designed for outdoor dining and relaxation, and a beautiful garden provides lots of safe private space for family activities.

The house is well situated for travel to Paris Saint Lazare RER...

## LOCAL TAXES

**Taxe foncière: 4009 EUR**

**Taxe habitation: EUR**

## NOTES