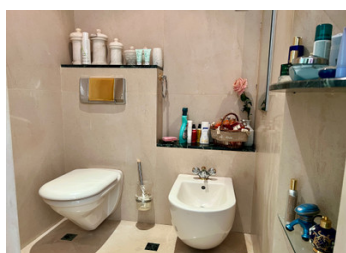
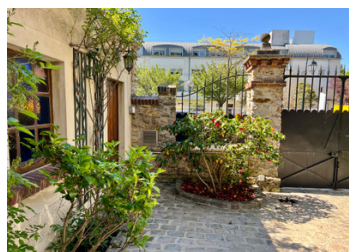


Elegant and historic 4 bed/3 bath property in a beautiful suburb 20km from the centre of Paris



INFORMATION

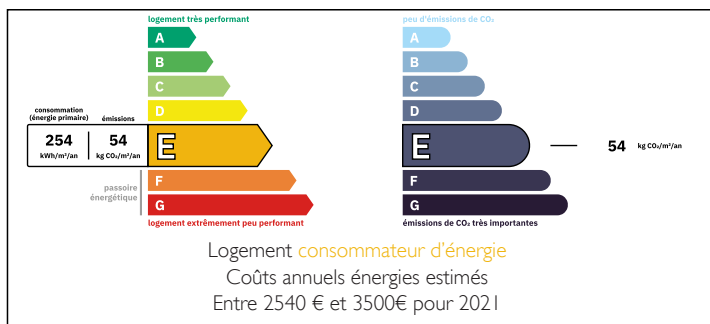
Town:	Yerres
Department:	Essonne
Bed:	4
Bath:	2
Floor:	204 m2
Plot Size:	801 m2



IN BRIEF

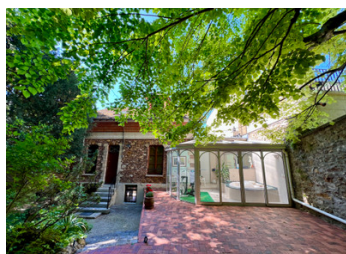
This so-called "millstone" residence, full of character, is for lovers of authenticity and heritage. A millstone house represents a solid long-term investment. The rarity of these properties on the real estate market and their unique architectural character maintain their value over time, even increasing it in certain particularly sought-after regions. The town of Yerres has numerous historical monuments, including two castles and the famous Maison Caillebotte, and all amenities, which make it an attractive town where life is good in a privileged environment.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 3496 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR

- Living/dining room: 45m², on tiles, with exposed beams. Height: 2m48. Open fire (functioning). Winding wooden staircase to first floor.
- Kitchen: 12m², on tiles. Modern style and fully equipped with lots of storage cupboards. Induction cooking plate.
- Utility room: 9m². All white goods are sold with the property.
- Wine cellar: 16m², with metal wine racks.

FIRST FLOOR

- Landing: 4m², on parquet floor, with door to terrace and wooden staircase to 2nd floor.
- Shower room: 3m², with hanging WC, single washbasin and shower cubicle.
- Bedroom 1 (master): 16m². Street side, on parquet floor.
- Dressing: 4m², on tiles.
- Shower cubicle, with separate hanging toilet and bidet: 7m².
- Wellness room: 20m², on tiles, with large double washbasins and jacuzzi bath. Sliding doors to terrace. Can also be used as winter garden/serre.
- Bedroom 2: 12m². Garden side, with functioning marble chimney.
- Bedroom 3/Office: 8m². Street side, on carpet, with small balcony for flower boxes.

SECOND FLOOR

- Landing: 4m², on parquet floor.
- Bathroom: 6m², on tiles, with bath, WC and single washbasin. Velux window.
- Bedroom 4: 28m², on parquet floor. Stained glass windows.
- Office: 8m², on carpet.

EXTERIOR

- Large terrace.
- Stone storage outbuilding: 10m², two floors, new roof.
- Garage for one car, with electric door and door to patio.