

Charming 8-Bedroom Property with Heated Pool and Annex on 8,000 m Grounds with easy access to Paris.

EXCLUSIVE



INFORMATION

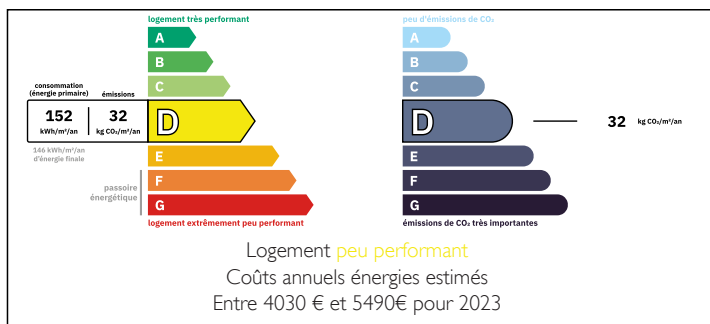
Town:	Itteville
Department:	Essonne
Bed:	8
Bath:	3
Floor:	306 m2
Plot Size:	7999 m2

IN BRIEF

This elegant 308 m² property beautifully combines the charm of the old with modern comfort. Originally built in 1948 and extended in 2003, it is set within nearly 8,000 m² of landscaped grounds, offering peace and stunning views of the surrounding woods. The house features 8 spacious bedrooms, a study, a large and bright living room with fireplace opening onto a south-facing terrace, as well as a welcoming kitchen with central island and dining area. Additional spaces include a cellar, laundry room, garage, and technical areas. Outside, you will enjoy a covered swimming pool with pool house, perfect for relaxation, along with an independent annex offering excellent rental potential. Ideally located just a few minutes from a train station, less than an hour from Paris and Orly airport, and close to the Cerny aviation center, this rare property...



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.



LOCAL TAXES

Taxe foncière: 4952 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in a quiet and green environment, this property is less than one hour from Paris. The train station is just 6 minutes by car or 20 minutes by bus, providing fast and regular connections to the capital. The nearby motorway also makes travel simple and convenient.

Only a few kilometers away, the Cerny airfield adds further appeal, whether for aviation enthusiasts or specific mobility needs.

The property sits on a plot of almost 8,000 m², offering a true natural setting.

A wooded section at the edge of the grounds ensures privacy and a peaceful atmosphere.

Large open spaces allow for multiple uses: landscaped garden, children's play areas, vegetable garden, or relaxation zones.

The layout of the house and annexes provides a good balance between functionality and discretion.

Heated indoor pool and pool house

The property features a heated covered swimming pool, usable for most of the year. Its roof provides comfort and practicality, extending the swimming season.

A pool house complements this space, offering areas suitable for storage or entertaining. This facility represents a genuine added value in terms of usability and outdoor comfort.

Built in 1948 and extended in 2003, the house combines the character of the past with modern comfort. With a total living area of 308 m², it has been designed to welcome family and friends.

8 large bedrooms, suitable for family use or hosting guests.

A spacious living room with fireplace, opening onto a south-facing terrace with excellent natural light.

A large kitchen, fitted with a central island and dining area,...