

Your peaceful haven chalet, spacious garden, close to Paris & the Caillebotte park.



INFORMATION

Town:	Yerres
Department:	Essonne
Bed:	1
Bath:	1
Floor:	31 m2
Plot Size:	1529 m2

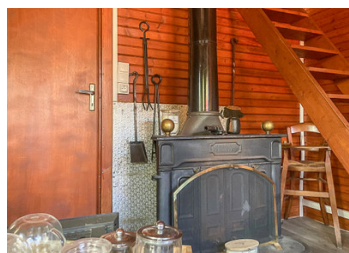
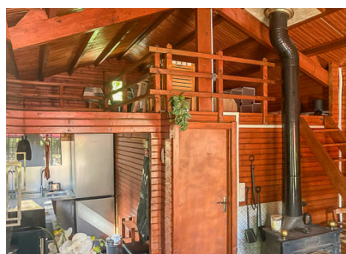
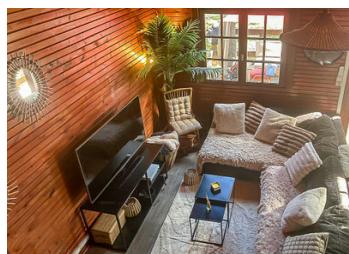
IN BRIEF

Come and discover this cosy 91 m² chalet nestled on the banks of the Yonne River, offering an idyllic setting to relax, enjoy nature, or even moor a small boat.

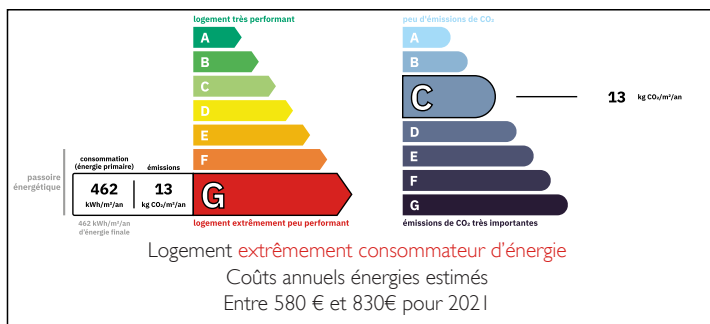
A rare advantage: this property also offers additional potential with the possibility to build around 200 m², either to extend the current home or to create a second dwelling.

Located in Yerres, a green and charming town, the house benefits from a sought-after setting: close to the RER D (20 minutes from Paris), shops, schools, and the famous Caillebotte Park, a popular tourist attraction just a two-minute walk away.

A true haven of peace less than an hour from Paris, combining charm, comfort, and potential!

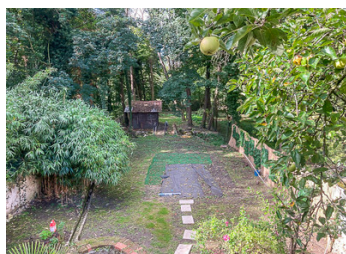
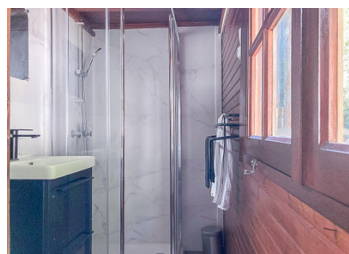


ENERGY - DPE



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.



DESCRIPTION

The interior consists of a comfortable bedroom, a welcoming living room with a wood-burning stove for cosy winter evenings, a kitchenette with a breakfast bar, and a terrace ideal for relaxing moments. The property also offers a garage with direct street access and a practical storage area.

Set on a generous 1,600 m² plot, it features a functional well that could supply a future swimming pool. The grounds are beautifully landscaped and enhanced with fruit trees, creating a true haven of peace where you can enjoy nature every day.

Recently renovated with taste throughout, this home perfectly combines charm and modern comfort. It is fully equipped with all the necessary amenities, ready to move into with no work required.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 836 EUR

Taxe habitation: EUR

NOTES