COLDWELL BANKER
EUROPA REALTY

House Milly-la-Forêt 180 m²



SALE PRICE : 695 000 €

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France, 75008, Paris

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prestige@coldwellbanker.fr

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DESCRIPTION

Elegant Anglo-Norman Residence in the Heart of the Gâtinais Regional Nature Park, Just 1 Hour from Paris

Surrounded by nature and just one hour from Paris, in the highly sought-after Gâtinais Regional Nature Park, this elegant character property is a true gem.

Just minutes from the heart of Milly-la-Forêt, in an environment made famous by the great Impressionist painters of the 19th century, this property is distinguished by its architecture inspired by the Anglo-Norman style, its lush green surroundings, and the rare presence of a branch of the Essonne River at the bottom of the garden.

Set on a magnificent wooded plot, the property has been entirely renovated with refinement and high-end materials, offering a peaceful and bucolic lifestyle surrounded by generous nature.

The house offers harmonious, light-filled living spaces. It comprises an entrance hall, a living room opening onto the terrace, a dining room with a beautiful open-plan kitchen, a boiler room, a laundry room and a pantry.

On the first floor: a dressing room, a master suite with two shower rooms, and a bedroom.

On the second floor, in the converted attic: a landing, a shower room, an office and a bedroom.

A full 58 sq.m. basement completes the property.

Outside: two enclosed garages for cars, a charming chalet for tools and garden furniture, two terraces and shaded areas throughout the grounds. A paved courtyard is located in front of the property.

The RER D train station is less than one kilometre away and within walking distance. All shops, schools and middle schools are just a 5-minute drive away.

Sale price: €695,000 – Agency fees payable by the seller
Energy rating: C
Estimated annual energy costs: between €1,938 and €2,622 per year

Information regarding the risks to which this property is exposed is available on the Géorisques website: Géorisques

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FEATURES

Property type:	House	Area:	180.0 m²	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	3 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 159

Greenhouse gas emissions (GHG) index: B 9

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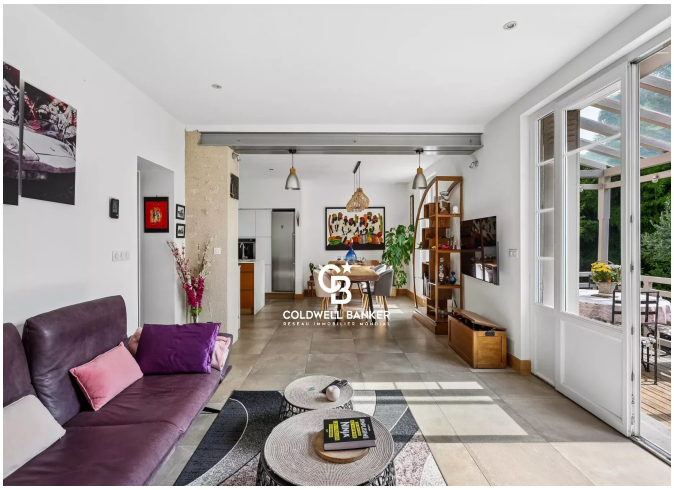
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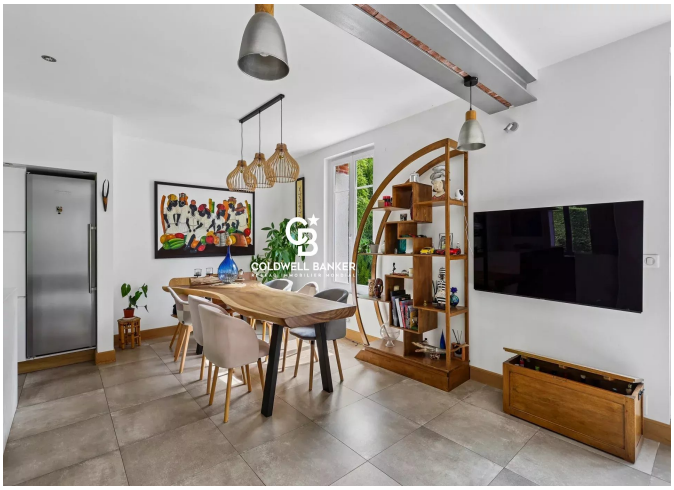












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