COLDWELL BANKER
EUROPA REALTY

House Flexanville 255 m²



SALE PRICE : 680 000 €

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8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Located just 5 minutes from Thoiry, in the heart of the charming village, this character stone property offers set within 5,000 m² of landscaped grounds, it enjoys a preserved environment and absolute tranquility.

From the moment you enter, the charm is immediate: generous volumes, harmonious proportions, and authentic features give this home an atmosphere that is both warm and refined.

The ground floor features:

An elegant library with a fireplace.

A spacious kitchen with exquisite woodwork.

A magnificent 55 m² cathedral lounge, enhanced by a monumental fireplace and an overlooking mezzanine.

An office (which could serve as a fourth bedroom).

Practical spaces including a boiler room/laundry room and a workshop with an upper floor, offering numerous possibilities for conversion.

The upper floor includes:

A landing leading to three bright bedrooms, including a master suite with a private bathroom.

A second independent bathroom.

A converted attic completing this level.

Outside:
The wooded park offers unobstructed views with no overlooking neighbors—a true haven of greenery conducive to serenity. The property also includes an outbuilding set over a cellar with a barbecue area and storage, as well as a double garage with an upper floor.

A charming property with exceptional volumes, ideal for those seeking authenticity, peace, and elegance.

Selling Price: €680,000 (agency fees paid by the seller)
Energy Efficiency Rating: F
Estimated Annual Energy Costs: between €8,816 and €11,928

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

www.georisques.gouv.fr"

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FEATURES

Property type:	House	Area:	255.0 m²	Number of rooms:	10 rooms
Number of bedrooms:	3 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 289

Greenhouse gas emissions (GHG) index: F 91

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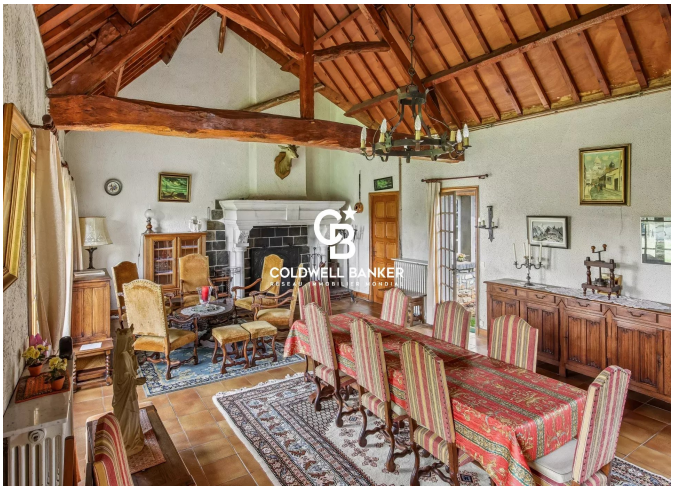
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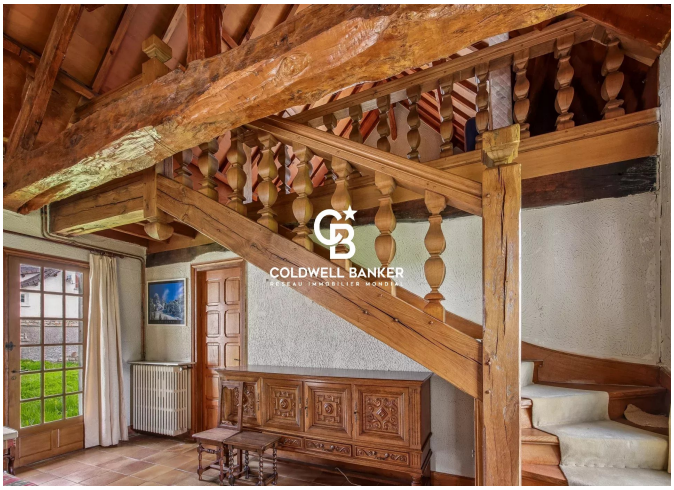












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