

Maison Fontainebleau 157 m²



SALE PRICE : 598 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

DESCRIPTION

Here is the English translation of your real estate listing, preserving its elegant, poetic, and inviting tone:

An Exceptional Residence on the Outskirts of Fontainebleau

Just twenty minutes from Fontainebleau, in the heart of a peaceful village where time seems to have stood still, stands a property of rare and authentic charm. Nestled delicately within a magnificent 1,338 m² lush green setting, this residence has been entirely reimagined and lovingly renovated by its current owners. Today, it gracefully blends the noble soul of yesteryear with the demands of contemporary comfort.

As soon as you cross the threshold, a delightful paved courtyard welcomes you warmly, opening onto an intimate and cozy winter garden—a true invitation to daydream in any season. The home's vast entrance, bathed in natural, through-light, perfectly distributes the ground-floor living spaces. To the left, a warm and cozy living room promises long, quiet winter evenings by the fireside. To the right, a large open-plan kitchen and its dining room form the beating heart of the house, a space dedicated to sharing and conviviality. Opposite, a functional utility room and discreet guest toilets perfectly complete this level.

A staircase full of character guides you to the upper floor, where a large landing opens up as a space for relaxation or reading. It leads first to a spacious bathroom—a true haven of well-being—equipped with an Italian-style walk-in shower, a generous bathtub, and toilets. A door reveals a mezzanine office, an ideal refuge for inspiration or remote work, adjacent to a beautiful master bedroom. To the right, two other bright bedrooms await your children or guests in perfect harmony.

Finally, a second staircase leads to the convertible attic space. Here, the impressive volume and superb ceiling height offer the exceptional potential to create additional bedrooms or a master suite with a bathroom, according to your wishes.

Enchanting Grounds and Comprehensive Amenities

In the living room, two large pocket glass doors erase the boundaries between the indoors and outdoors, inviting your gaze to wander into the garden. Outside, an enchanting landscape unfolds: generous fruit trees, a meticulously maintained vegetable garden, and a lovely sun-drenched greenhouse. A large garage, a workshop for DIY enthusiasts, and an independent studio apartment perfectly complete this real estate ensemble, which is rare on today's market.

Light reigns supreme here, carried by an ideal exposure and generous windows. This exceptional living space, both poetic and practical, is located within a sought-after village offering all amenities. A well-kept secret, to be discovered with an open heart.

DPE (Energy Performance Certificate): D

For more information on the risks to which this property is exposed, please visit the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Maison	Area:	157.0 m ²	Property tax:	€1.00
Number of rooms:	7 rooms	Number of bedrooms:	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 164

Greenhouse gas emissions (GHG) index: D 31



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