

Maison Saint-Fargeau-Ponthierry 223 m²



SALE PRICE : 640 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

DESCRIPTION

Charm and Spacious Living Near Fontainebleau – 50 Mins from Paris

Property Overview

Fall in love with this magnificent 233 sq. m (approx. 2,500 sq. ft) family home, ideally located in the highly sought-after Fontainebleau region. It offers a peaceful and privileged living environment just 50 minutes from the capital. Set on a lovely, fully enclosed landscaped plot of 647 sq. m, it also features a swimming pool, perfect for relaxing during the warmer months.

An Ideal and Comfortable Layout

Ground Floor:

Living Space: A welcoming entrance hall leads to a vast, light-filled living room and a separate dining room, perfect for entertaining family and friends.

Kitchen & Utility: A fully fitted kitchen, complemented by a functional laundry/utility room.

Amenities: A modern shower room and a separate toilet complete this level.

First Floor:

A large, sun-drenched landing leads to the sleeping quarters.

3 beautiful, spacious, and comfortable bedrooms.

A large family bathroom equipped with both a shower and a bathtub.

An Outbuilding Ideal for Remote Work or Freelance Professionals

The real highlight of this property? A large, independent outbuilding featuring:

3 separate offices, perfect for working from home, running a business, or setting up an artist's studio.

A closed garage and a carport to easily shelter several vehicles.

Key Highlights:

Fontainebleau region (nearby forest, shops, and high-quality schools).

Pool area with no overlooking neighbors on an optimized 647 sq. m plot.

Excellent overall condition, no major structural work required.

A rare opportunity in this area, combining the charm of the Fontainebleau countryside with immediate proximity to Paris. Ideal for a family, a multi-generational living project, or a home-business layout.

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

www.georisques.gouv.fr

Coldwell Banker Alcapa Invest - SIREN 793 427 386

Yannik Mortier - Independent Real Estate Agent (EI) - RSAC N°484 474 937

FEATURES

Property type:	Maison	Area:	223.0 m ²	Property tax:	€4.00
Number of rooms:	9 rooms	Number of bedrooms:	3 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 204

Greenhouse gas emissions (GHG) index: D 31



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