



Villa

BUSSY SAINT GEORGES (77)

1 195 000 €*

* Agency fees to be paid by the seller



188 m²



8 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

In the prestigious and exceptional GOLF area and just 30 minutes from Paris, I offer you a magnificent, completely renovated villa located on the edge of the GOLF.

First of all attractive for its sought-after location: shops and schools within walking distance on one side and on the other the charm and prestige of the neighbourhood.

Attractive for its elegance, its numerous high-end services and noble materials.

Rooms generous in volume and light, including a living room of more than 70 m² full of charm with designer gas fireplace and superb veranda. The living room opens onto a sunny terrace which surrounds the house and a large heated swimming pool... An invitation to relaxation and conviviality. Beautiful fitted and equipped kitchen space (Häcker).

Splendid staircase leads to the sleeping side upstairs:

- Large master suite with dressing room and bathroom.
- Two large bedrooms and modern bathroom, separate toilet.

Without forgetting a large garage.

Its assets and equipment: Complete renovation 2017 / Excellent energy performance / 9x4 swimming pool (Piscine de France) heated with electric shutter / Landscaped garden / Terraces / Exterior lighting / Solid parquet floor / Designer gas fireplace in wall version / Motorized shutters with centralization / Door motorized garage / Videophone / Video surveillance (exterior sound + video cameras and interior screens) REOLINK / Alarm (Ajax) / Dual flow VMC / PAC (air conditioning and heating) DAIKIN.

The Golf environment remains a privileged and highly sought-after area, a guarantee of an exceptional quality of life, it remains a sure value in a real estate investment:

- city center and RER station About 15 minutes on foot,
- schools, colleges and high school 10 minutes on foot,
- immediate access A4/A104
- 15 minutes from Disneyland Paris, the Vallée Village and the Chessy TGV/OUIGO station,
- 25 minutes from Paris Roissy CDG/ORLY airports,
- 30 minutes from Paris.

Dear colleagues, I am open to inter-cabinet interaction.

Fees are the responsibility of the seller.

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

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Elena TRUSCHALOVA

**BUSSY-SAINT-GEORGES
(77600)**

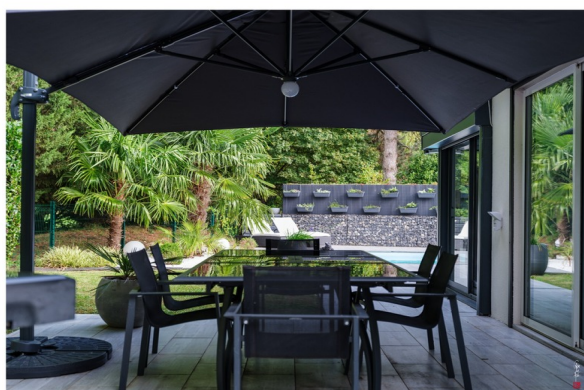
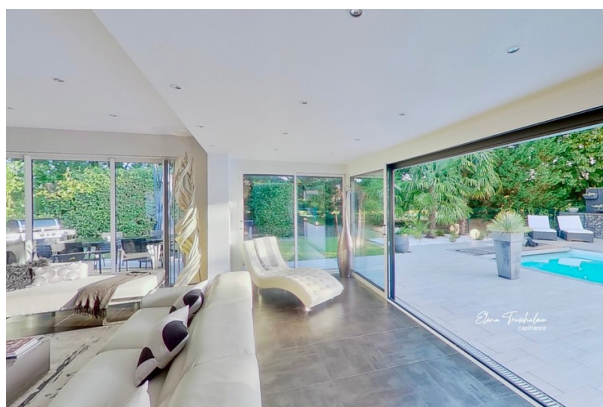
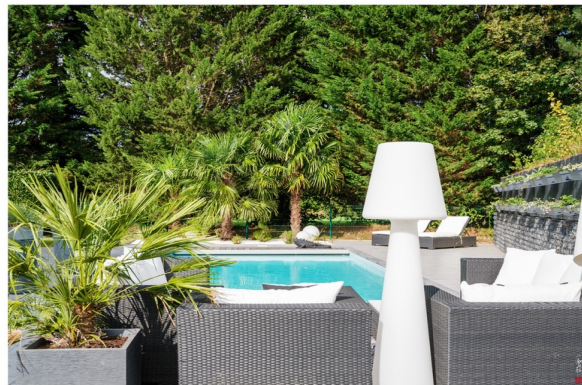
Agent

RSAC : 842 656 282 00014

Courts service city :
MEAUX

(+33)6 68 35 03 22

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 840873
Property type Villa
Year of construction 1990
View Vue sur Golf, sur Jardin

SURFACES

Living space 188 m²
Living room surface 60 m²
Land surface 750 m²

COMPOSITION

Number of rooms 8
Number of bedrooms 4
Toilets count 2
Washrooms 3
Terrace 1

DPE/GES

DPE 67
GES 5

APPENDIX

Parking extérieur
Parking space 2
Garage 2
Videophone Oui

SERVICES

Air conditioning Yes
Heater climatisation réversible
Heater pompe à chaleur
Kitchen américaine
Swimming-pool Yes



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle