



Town house

HOUILLES (78)

**794 000 €\***

\* Agency fees to be paid by the seller



148 m<sup>2</sup>



6 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Located in the Pierrats district of HOUILLES, 5 km northwest of La Défense, this house with 148m<sup>2</sup> of living space (and 171m<sup>2</sup> on the ground), has been completely renovated with quality materials. You will be seduced by the charm of the old and the modernity of the extension which combine harmoniously. Calm and tranquility characterize this area which benefits from a private road, with traffic limited to local residents, ideal for the safety of children. The proximity to all amenities within walking distance and in particular shops (2 minutes for the nearest), the market, schools and transport make it a very attractive area. Cultural life is varied there with the surrounding cinemas and theaters, as well as the city conservatory. The Boucles de Seine route (from Bezons to Sartrouville) will offer you an ideal setting for walks.

The diversity of means of transport, with the Houilles-Carières sur Seine station a 15-minute walk away (RER A, transilien lines J and L to Saint-Lazare, RER E) will take you very quickly to Paris. The T2 Pont de Bezons tram station (direct to La Défense) is also a 15-minute walk away. The bus stations are 2 steps from the house. Cycle routes provide access to La Défense in less than 25 minutes by bike.

This house is made up of 6 rooms.

On the ground floor: The entrance with its decorative cement tiles has a cupboard and separate WC. The clearance then allows you to reach the living spaces. The recent expansion of this house, with a surface area of 32m<sup>2</sup>, with direct access to the terrace then to the garden, will seduce you with its brightness and its volumes. The glass roof of the equipped and fitted kitchen opens onto this friendly and warm living space. The living room separated from the old part, with beautiful oak parquet flooring, could also be converted into a spacious 20m<sup>2</sup> bedroom.

On the first floor, the landing opens onto two very bright bedrooms facing west, and onto a bathroom with WC. This old part of the house has retained its original parquet flooring in good condition. An office space will then take you to the upper floor reserved for the pleasant attic master bedroom, with cupboards, equipped with its bathroom with WC.

The finished basement offers two additional rooms which can be used as offices or guest bedrooms. This space benefits from a large laundry room with storage, as well as separate WC.

I invite you to discover this house built at the beginning of the 20th century which constitutes the perfect balance between calm, proximity to amenities and optimization of travel times towards La Défense and Paris.

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](http://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!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 854490

Property type ..... Town house

Year of construction ..... 1920

Exposure ..... E-W

View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 148 m²

Living room surface ..... 32 m²

Land surface ..... 262 m²

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 4

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 208

GES ..... 44

### APPENDIX

Parking ..... extérieur

Parking space ..... 2

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée



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