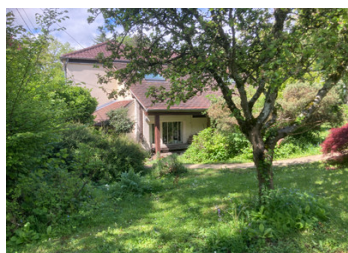


Exceptional Property with Development Potential in the Heart of Jouy-en-Josas.



INFORMATION

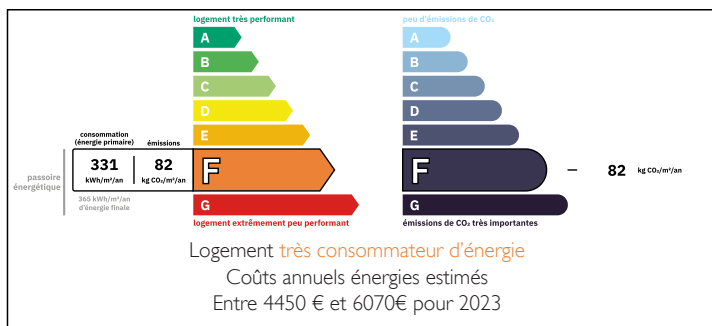
Town:	Jouy-en-Josas
Department:	Yvelines
Bed:	3
Bath:	1
Floor:	165 m2
Plot Size:	548 m2



IN BRIEF

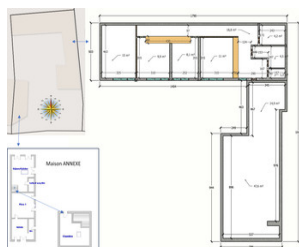
Located in the sought-after Quartier des Metz, this property sits on a beautiful 548 m² enclosed plot, offering great potential for division and construction. Just 5 minutes from the center of Jouy-en-Josas, schools, daycare centers, and the train station with fast access to Versailles Chantiers or Massy Palaisea, and 15 minutes by car to the Porte de Saint-Cloud and Roland Garros, it's perfectly situated. The charming 142 m² single-story home includes an inviting entrance, a spacious kitchen, a bright double living and dining area, 4 large bedrooms, a bathroom, a shower room, and two toilets. Additional space is provided in the converted attic. The 24 m² annex, which can be expanded, features a living room, mezzanine bedroom, and shower room with a toilet, ideal for a home office or rental income. A rare property offering comfort, privacy,...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Quartier des Metz – A Property with Exceptional Potential

Set on a beautiful enclosed plot of 548 m², tucked away from the street and completely shielded from view, this large parcel, close to the forest, offers numerous opportunities for division and construction. It holds significant development potential, with the possibility of extensions.

Ideally located just 5 minutes on foot from the center of Jouy-en-Josas, 6 minutes from primary schools and daycare centers, and 6 minutes from the train station with quick access to Massy Palaiseau, Versailles, Chantiers in 10 minutes, this property is also only 15 minutes by car from Roland Garros, the Porte de Saint-Cloud and a few minutes from the prestigious Golf course, la Boulie.

Come discover this charming single-story home, nestled in a lush green setting, completely private and out of sight. The property consists of a main house and an annex.

The main house, with 142 m² of living space, features an inviting entrance with ample storage, a spacious dining kitchen, and a bright double living room and dining area with large windows that open onto the garden. There are also 4 generously-sized bedrooms, a bathroom, a shower room, and two separate toilets. The converted attic offers additional living space.

The annex, covering 24 m² (expandable), includes a living room, a mezzanine bedroom, and a shower room with a toilet. This space is ideal for a home office, a liberal profession, or as a rental income opportunity.

A rare property that combines...

LOCAL TAXES

Taxe habitation: EUR

NOTES