

### Propriété d'un hectare en lisière de forêt PBUC

1 600 000 €

\* Agency fees will be borne entirely by the seller



#### **DESCRIPTION** DU BIEN

Located 500 m from the village centre of Buc, this property spread over one hectare on the edge of the Versailles national forest, offers you an exceptional setting for the region. The Ile de France style residence has a total of 8 rooms on 287 m² of living space (320 m² useful), including a large reception room of 80 m² with an old fireplace and a double exposure opening onto the park and the forest, a separate kitchen, a large office... Upstairs, master suite with bathroom and dressing room, three bedrooms, two bathrooms... The basement is fitted out with a billiard room, a wine cellar, storage spaces, a strong room... On the garden side, the house is surrounded by terraces to take advantage of all the exposures. The swimming pool to be renovated faces due south, with a dominant view over the valley. The park extends to the edge of the national forest bordered by a millstone enclosure. A tennis court to be renovated is located on the upper part of the park. A unique natural environment just 13 km from the gates of Paris. La Boulie golf course nearby. Lycée Franco Allemand at 1,3 km. Possibilities of division and additional constructions.

## LE BIEN EN DETAIL

**Reference**: 85263191 Town: Buc Transaction: Sale Type de bien : Maison

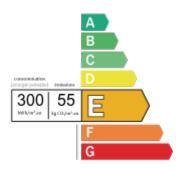
Price Including charges: € 1 600 000 Area: 287 m<sup>2</sup> Land: 9867 m<sup>2</sup>

Number of pieces: 8 Bedrooms: 4

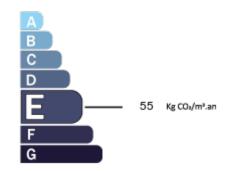


# **DIAGNOSTICS DPE-GES**

Energy consumption in  $KWh/m^2$  / year Coûts annuels estimés (2025): mini. 2500€ max. 3500€



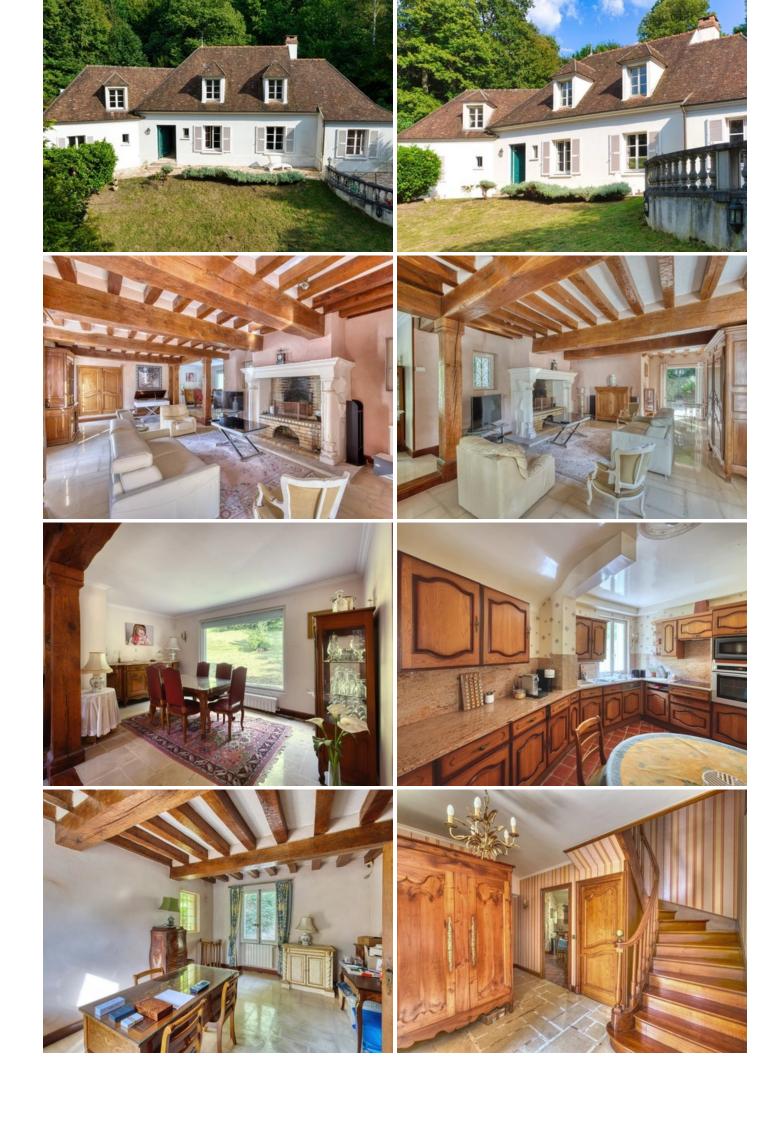
Greenhouse Gas Emissions in Kg  $\rm CO2^2\,/\,m^2\,/\,year$ \* Dont émissions de gaz à effet de serre

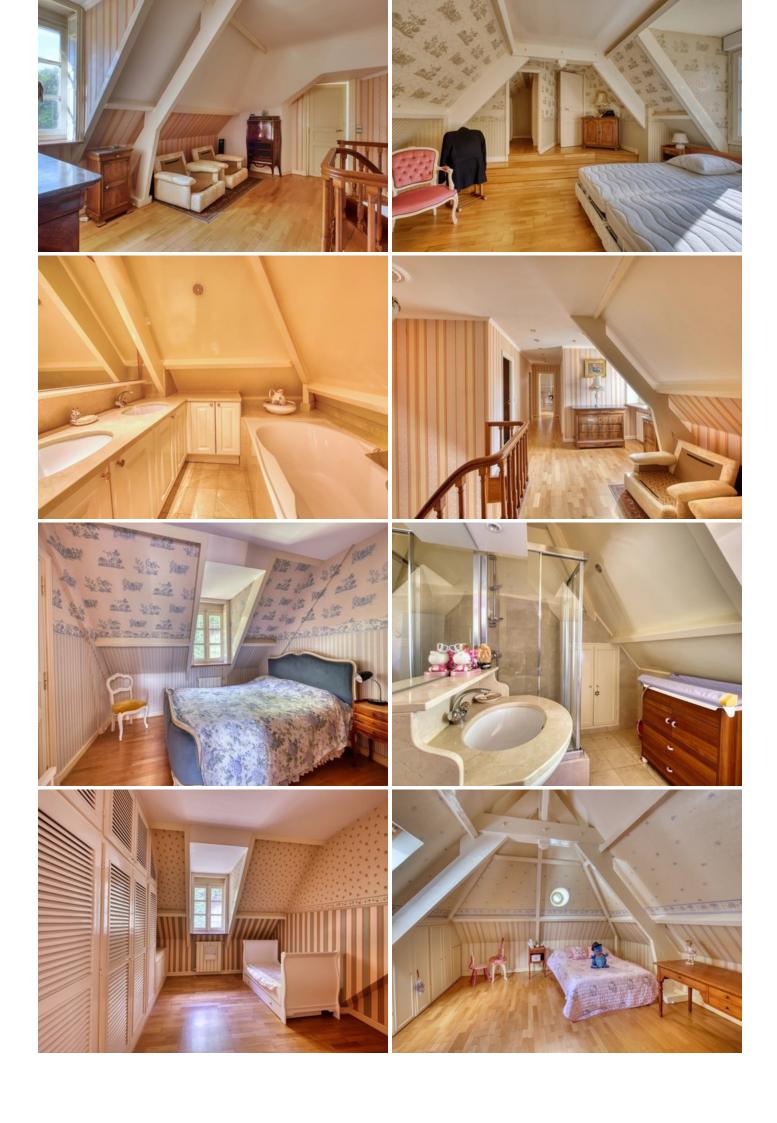


# LE BIEN EN PHOTOS















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