



## Property

MAISONS LAFFITTE (78)

1 970 000 €\*

\* Agency fees to be paid by the seller



316 m<sup>2</sup>



9 pièce(s)



7 chambre(s)

## PROPERTY DESCRIPTION

**LAFFITTE HOUSES.** Here is a property from 1880 offering 316 m<sup>2</sup> of useful space divided into a large bourgeois house and apartments in part of the outbuildings. As you enter the garden, you will be charmed by the conservation of this remarkable site, its refined decoration and the spirit of one of the last largest racing stables in the city. The mill house offers on the ground floor, a very bright day space composed of an entrance, a living room and a dining room (36.3 m<sup>2</sup>), a huge equipped kitchen (20.55 m<sup>2</sup>), a dressing room and toilets. The majestic staircase leads to a first floor offering 2 bedrooms of over 17 m<sup>2</sup>, a 3rd bedroom with shower room, a bathroom and toilet. The second floor opens onto 2 bedrooms, one of which is 17 m<sup>2</sup> with the possibility of fitting out a dressing room of more than 4 additional m<sup>2</sup>, a bathroom and a fully insulated attic. The house benefits from a full basement housing the technical room (with the gas boiler), a wine cellar with armored door and spaces allowing for storage. The outbuildings accommodate 2 2-room apartments with their equipped kitchens, bathrooms and toilets as well as a huge billiard room. Stables offer additional development potential. Very high level of services: very pretty parquet floors throughout the house, moldings, high ceilings, cement tiles, period fireplaces in most rooms, Frisquet gas boiler, double glazing, temperature regulation thermostat, cameras and remote surveillance system, videophone, armored doors, period awning, automatic gate, exterior and interior thermal insulation on certain walls. An ideal location for children (primary school 230 m away and nursery school 1.5 km away, Montessori nursery, public and private middle schools Le Prieuré 1.3 km away) and for adults (RER A and SNCF train station 650 m away, shops, doctors and town center 500 m) Are you in love with houses steeped in history with a soul? This property is waiting for you! Let's talk together. Number of lots in the co-ownership: 2. 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!



**Aude BRAUNSTEFFER**

**CHATOU (78400)**

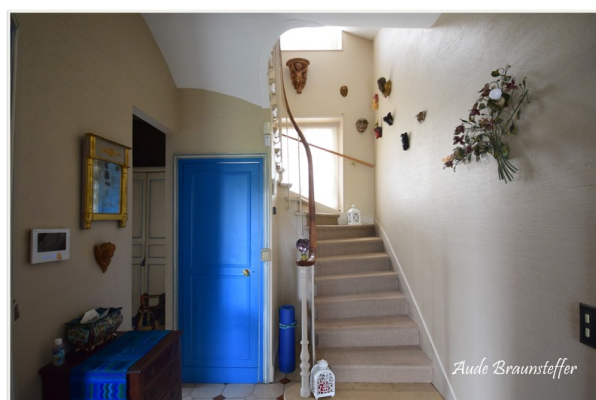
Agent

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**VERSAILLES**

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 830014

Property type ..... Property

Year of construction ..... 1880

View ..... Vue dégagée, sur Jardin, sur Ville

### SURFACES

Living space ..... 316 m²

Surface Carrez Law ..... 316 m²

Living room surface ..... 36 m²

Land surface ..... 527 m²

### CONDOMINIUM INFORMATION

Condominium lots count ..... 2

### COMPOSITION

Number of rooms ..... 9

Number of bedrooms ..... 7

Number of bathrooms ..... 1

Toilets count ..... 4

Washrooms ..... 3

Terrace ..... 1

### DPE/GES

DPE ..... 310

GES ..... 68

### APPENDIX

Parking ..... couvert

Parking space ..... 3

Cellar ..... 1

Videophone ..... Oui

### SERVICES

Heater ..... gaz

Kitchen ..... équipée



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SAS au capital de 100.000 euros

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