



Private mansion

MAISONS LAFFITTE (78)

2 700 000 €\*  
€

\* Agency fees to be paid by the seller



380 m<sup>2</sup>



15 pièce(s)



7 chambre(s)

## PROPERTY DESCRIPTION

Dare to live this timeless property in the heart of the Parc de Maisons-Laffitte, family home, collector's item for quality of life, calm, serenity, 380 m<sup>2</sup> on 3 levels, in remarkable condition, immediately habitable without work, restored with care and delicacy. Close to an International School and Schools 5 minutes walk. Wooded park facing west. Remarkable garden level of 170 m<sup>2</sup> in communication, large reception areas, central entrance with library and office or bedroom, large living room with fireplace and central living room, with kitchen, all open and bright. The history of the place, a century, the quality of the materials, old parquet floors, there is the special atmosphere of these family homes. On the 1st floor, 170 m<sup>2</sup>, an independent apartment for a couple or a person taking care of the place, living room, kitchen, bathroom. 3 large bedrooms, as well as a large master suite 65 m<sup>2</sup> with double bedroom, library lounge, large bathroom, generous spaces for parents and children. On the 2nd floor, 2 beautiful bedrooms with their bathroom and a superb view of the landscape. A real chance. In the basement, a large room, currently upholstery or home cinema games room 37 m<sup>2</sup>, laundry room, storage boiler room, wine cellar. 85 m<sup>2</sup> storage and reserves. Maisons Laffitte is a heritage town with its listed park and avenues, remarkable environment, rare location. Local shops, schools, middle and high schools nearby, the RER A and SNCF Saint Lazare station. Services and Town Center, Cinema. Residential town, pleasant to live in, cultural, sporting and associative activities. Exceptional living environment with the Castle, the forest of Saint Germain en Laye, recent swimming pool. Paris Etoile 20 minutes by Rer A.

Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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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**MAISONS-LAFFITTE  
(78600)**

Agent

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VERSAILLES

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 854684

Property type ..... Private mansion

Year of construction ..... 1920

Exposure ..... TRAVERSANT E-W

View ..... Vue dégagée

### SURFACES

Living space ..... 380 m²

Surface Carrez Law ..... 380 m²

Living room surface ..... 60 m²

Land surface ..... 1377 m²

### COMPOSITION

Number of rooms ..... 15

Number of bedrooms ..... 7

Number of bathrooms ..... 3

Toilets count ..... 5

Washrooms ..... 1

Balcony ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 189

GES ..... 44

### APPENDIX

Parking ..... extérieur

Parking space ..... 3

Garage ..... 2

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... américaine



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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