

Maison Maisons-Laffitte 126 m<sup>2</sup>

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PRIX DE VENTE : 685 000 €

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## DESCRIPTION

Lovers of historic charm and unique properties, let yourself be seduced by this magnificent stone house—a true haven of peace bathed in light, offering complete privacy with zero overlook, in Mesnil-Le-Roi, ideally located between Maisons-Laffitte and Saint-Germain-En-Laye, close to local shops and schools.

From the moment you enter, you will be captivated by the warm atmosphere that radiates from this property. The ground floor opens onto a lovely flowered courtyard, promising relaxing moments in total intimacy. It features a welcoming lounge as well as a spacious living room with an open-plan kitchen, perfect for entertaining. The historic character is enhanced by a traditional fireplace and a wood-burning stove, ensuring a cozy ambiance on winter evenings.

On the first floor, the sleeping area consists of two beautiful, comfortable bedrooms, a functional dressing room, and a large full bathroom equipped with both a bathtub for relaxation and a shower, plus a toilet.

The top floor holds the home's crowning jewel: a spectacular master suite converted within the attic space. Boasting impressive high ceilings, this space offers incredible volume with a mezzanine sleeping area, a private dressing room, and an ensuite shower room with a toilet. From here, the magic happens with a breathtaking panoramic view of the La Défense skyline and all of Paris.

To complete this rare property, you will enjoy a workshop for your creative projects or DIY, as well as an independent open garage. The icing on the cake: you will have exclusive use of a magnificent ancient stone cave, a storage space that is as practical as it is unique.

An extraordinary house that combines historic character, brightness, and unique outdoor spaces right at the gates of Paris.

A viewing is essential for this absolute "coup de cœur" (love at first sight)!

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	126.0 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	5 rooms	NB de chambres :	3 bedrooms		

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)

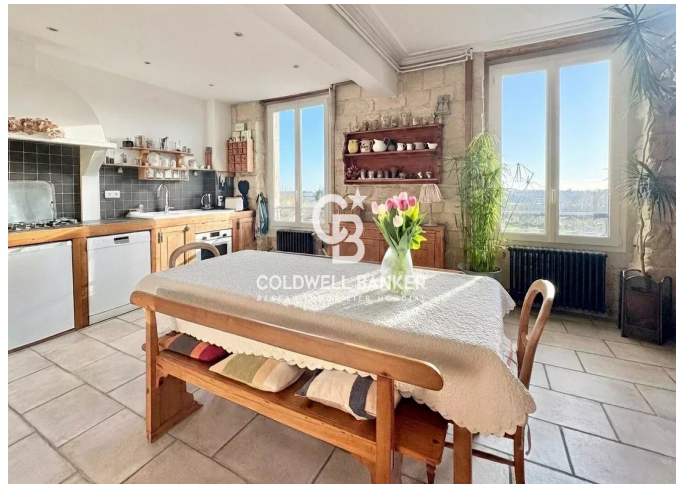
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 238

Indice d'émission de gaz à effet de serre (GES) : D 36



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