

## Prestigious estate in Noisy-le-Roi: renovated farmhouse with pool, guest houses and office space



## INFORMATION

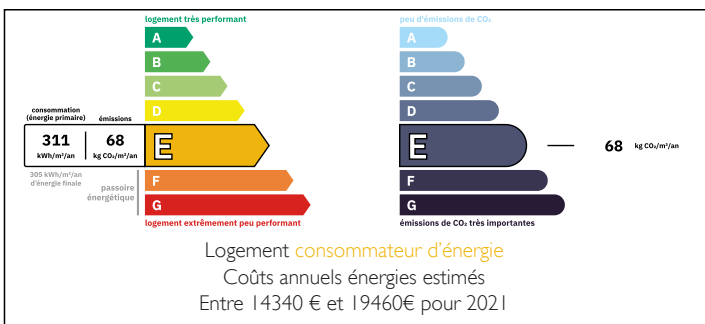
Town:	Noisy-le-Roi
Department:	Yvelines
Bed:	5
Bath:	4
Floor:	867 m <sup>2</sup>
Plot Size:	1376 m <sup>2</sup>



## IN BRIEF

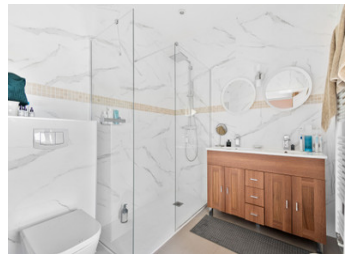
Noisy-le-Roi – In a beautiful and peaceful neighborhood, LEGGETT International is proud to present this magnificent fully renovated farmhouse, offering nearly 900 m<sup>2</sup> of living space on a landscaped and enclosed plot of 1,376 m<sup>2</sup>. The main house features a turret entrance, heated indoor pool, cathedral-ceiling living room with monumental fireplace, billiard area, dining room, fully equipped family kitchen, 5 bedrooms including a master suite, 4 bathrooms, dressing room, finished basement with games room, sauna, double garage, and several outdoor parking spaces. Around the paved courtyard are two independent apartments (55 m<sup>2</sup> and 50 m<sup>2</sup>), and 52 m<sup>2</sup> of office space that can be adapted to your needs. A rare property combining charm, generous volumes, and high-end features, perfect for a large family, professional activity, or mixed use. A unique opportunity not to be missed.

## 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

This rare property is a true architectural gem, nestled in a peaceful and sought-after setting. This former farmhouse has been fully renovated using noble materials and offers nearly 900 m<sup>2</sup> of living space, arranged around a central paved courtyard that gracefully connects the various parts of the estate.

From the entrance through the turret, the tone is set: impressive volumes, preserved charm, and high-end finishes. You step directly into a heated indoor swimming pool bathed in natural light thanks to large bay windows, providing a relaxing space all year round.

The cathedral ceiling living room of 180 m<sup>2</sup> masterfully blends historic elements with contemporary touches: exposed beams, a monumental stone fireplace, sculptural staircase, billiard area, and a large dining room—all designed for refined entertaining. The family kitchen, fully equipped, opens onto a practical utility room, perfect for family meals or large receptions.

The sleeping area includes five bedrooms, including a master suite, each with their own bathroom or shower room, offering comfort and privacy. The main bathroom is a true home spa: marble surfaces, walk-in shower, bathtub, double sinks, separate toilet, and dressing room.

The finished basement includes a games room, boiler room, and wine cellar. Outside, the carefully maintained landscaped garden surrounds the house and features a sauna, multiple sunny terraces, a double garage, and ample parking spaces.

Finally, two independent apartments of 55 m<sup>2</sup> and 50 m<sup>2</sup>, as well as a 52 m<sup>2</sup> office space (with kitchen, shower room, and two rooms), complete this estate. These outbuildings...

## LOCAL TAXES

<b>Taxe foncière:</b>	<b>11 200 EUR</b>
<b>Taxe habitation:</b>	<b>EUR</b>

## NOTES