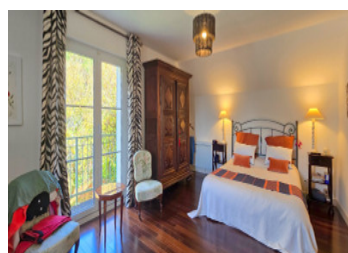
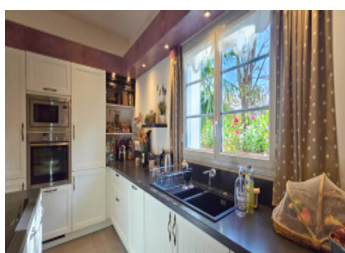
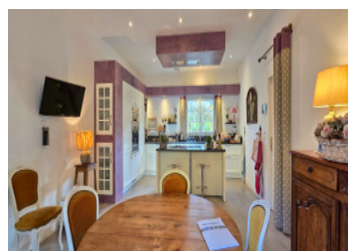
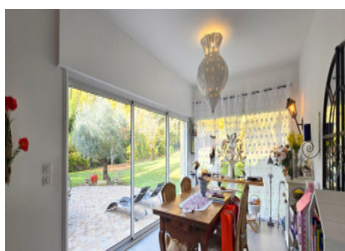
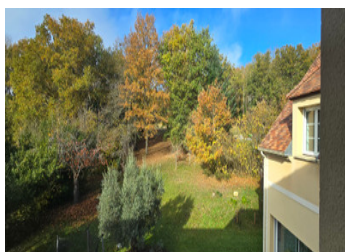


270m house, 9 rooms, 6 bedrooms, large garage, full basement on 3,300m of wooded and fenced land

EXCLUSIVE



INFORMATION

Town:	Maule
Department:	Yvelines
Bed:	6
Bath:	3
Floor:	270 m2
Plot Size:	3300 m2

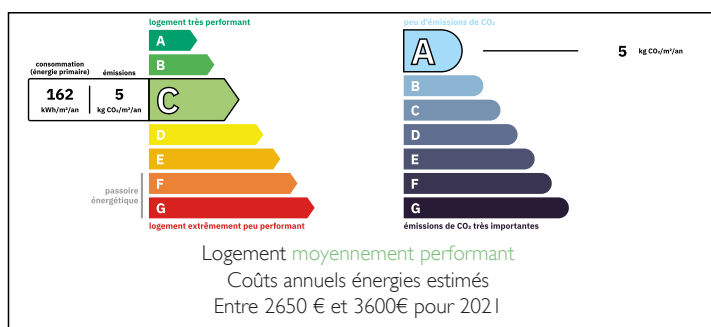
IN BRIEF

Maule (78580) - In a peaceful, secluded location nestled in lush greenery, Leggett Immobilier presents this superb recent property built in 2012 on a wooded plot of approximately 3,300 m² (1.5 acre). This house offers luxurious amenities, including 5 bedrooms upstairs and a study or bedroom with shower room on the ground floor. Large living room, dining room and high-end kitchen with central island. Full basement with laundry room, WC and wine cellar. Large garage with direct access to the kitchen.

The advertised price corresponds to a possible first offer price, including negotiation fees. Participation in this interactive sale is subject to prior viewing and approval.

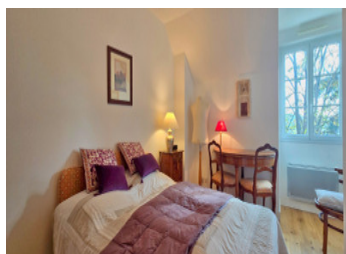
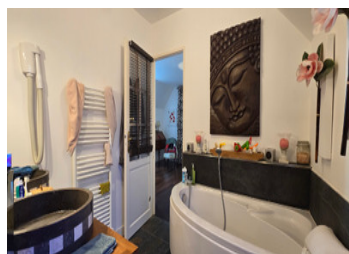
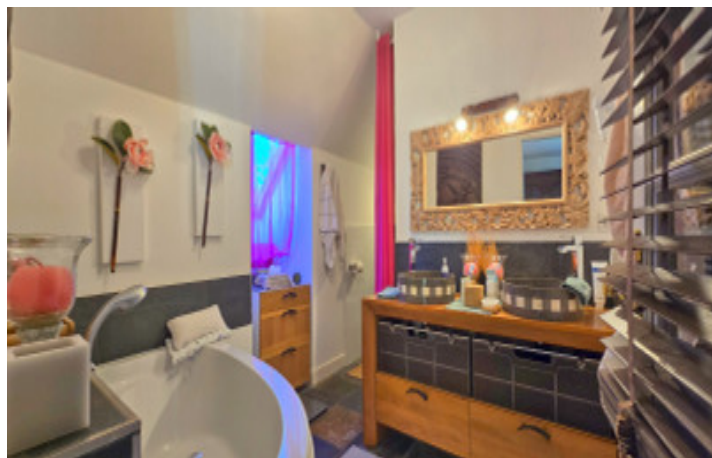
For information, virtual tours and viewings, please
call: 07 81 23 65 77

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Maule (78580) - In a peaceful, secluded location nestled in lush greenery, Leggett Immobilier presents this superb recent property built in 2012 on a wooded plot of approximately 3,300 m² (1.5 acre). This house offers luxurious amenities, including 5 bedrooms upstairs and a study or bedroom with shower room on the ground floor. Large living room, dining room and high-end kitchen with central island. Full basement with laundry room, WC and wine cellar. Large garage with direct access to the kitchen.

This property comprises the following:

On the ground floor: a beautiful and spacious entrance hall, a storage area serving as a vestibule, a beautiful and large dining room (approximately 20 m²), a spacious double living room with a fireplace (approximately 40 m²), a beautiful and large fully equipped kitchen (approximately 32 m²) with a central island. An office that could be used as a first bedroom on the ground floor with external access leading to the garden and the possibility of creating a shower room in the adjoining space. It should be noted that all these living spaces have direct access to the outside (terrace) via large bay windows.

On the first floor, there are two bedrooms with shower rooms, two further bedrooms and a master suite with its own dressing room and en-suite bathroom with WC. A shower room and separate WC complete the floor.

The house has a full basement with various areas including a laundry room, a wine cellar and a room for the...