

Spacieuse maison familiale • Cadre exceptionnel • Excellent état • À proximité des transports • Paris 1 Hr.



INFORMATION

Town:	Mareil-Marly
Department:	Yvelines
Bed:	5
Bath:	3
Floor:	180 m2
Plot Size:	1346 m2



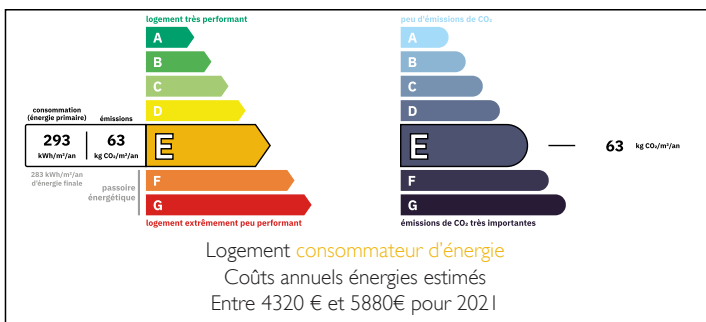
IN BRIEF

Situated in one of Mareil-Marly's most sought-after neighbourhoods, this spacious two-storey family home (180 m² of floor space) is set within beautifully landscaped grounds of 1,346 m². It enjoys a prime location just a 5-minute walk from the Tram 13, providing fast access to Saint-Germain-en-Laye, the RER A, La Défense and the heart of Paris.

Meticulously maintained, the property features elegant Burgundy stone flooring throughout, while the roof was completely renovated in 2007. Nestled on the edge of the Marly State Forest, it enjoys a peaceful, leafy setting together with a pleasant microclimate that provides welcome natural coolness during the summer months.

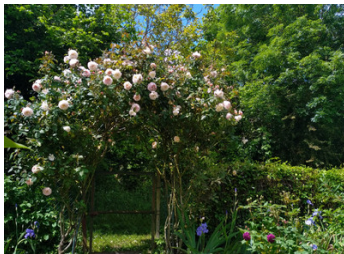
Close to renowned international and bilingual schools, local shops, sports facilities and every convenience, this exceptional property combines generous living spaces, quality finishes and an

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

The house is arranged over two levels.

Ground Floor: Entrance Hall – 7.3 m², Living Room – 37.2 m², Hallway – 8.1 m², Fully Equipped Independent Kitchen – 7.8 m², Bathroom 1 – 5.3 m², Bedroom 1 – 9.9 m², Bedroom 2 – 12.4 m², Bedroom 3 – 12.9 m², Bedroom 4 – 9.7 m², Landing – 9.1 m², Shower Room with WC – 1.8 m², Hallway – 0.8 m², Cellar – 14.2 m².

First Floor: Landing – 2.0 m², Bedroom 5 – 14.0 m², Shower Room with WC – 3.0 m², Dressing Room – 1.8 m², Bedroom 6 – 21.4 m², Dressing Room – 1.4 m².

Property Diagnostics

Asbestos Survey: No asbestos detected.

Gas Inspection: No anomalies identified.

Electrical Inspection: Electrical anomalies detected. Corrective work is recommended.

Natural & Environmental Risks (ERP):

Located within a medium-risk clay shrink-swell area. Not located within an Aircraft Noise Exposure Zone (PEB).

Energy Performance Certificate (DPE)

Energy Rating: E

Climate Rating: E

Estimated annual energy costs for standard occupancy: between €2,840 and €3,200 (based on 2023 indexed energy prices).

Recommended Improvement Works

Estimated Cost: €26,200 to €39,000

Expected DPE Improvement: E → D

External wall insulation (ETICS) is recommended, ideally when the façade is being renovated. Planning permission may be required.

Property Tax

Annual Property Tax (Taxe Foncière): €1,864

MAREIL-MARLY (78750): A DESIRABLE LOCATION WITH A RICH HERITAGE

LOCAL TAXES

Taxe foncière: **1864 EUR**

NOTES