



T. +33 (0)1 39 62 00 56

# AGENCE R.G LEMIALE

DEPUIS 1946



www.agencelemiale.com

3 100 000 €

**For sale house**

**12 rooms**

**Surface : 326 m<sup>2</sup>**

**Surface of the land : 1465 m<sup>2</sup>**

**Year of construction : 1948**

**View : Jardin**

**Hot water : Géothermie**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : slate**

**Features :**

fireplace, double glazing, Laundry room,  
Automatic gate, calm

5 bedroom

2 terraces

2 bathrooms

2 showers

5 WC

1 garage

2 parkings

1 cellar

**Legal information**

3 100 000 € fees included

2,31% VAT of fees paid by the buyer

(3 030 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr).



## House 4378 Maisons-Laffitte

RG LEMIALE AGENCY: EXCLUSIVE in the Park, exceptional location 5 minutes from the RER, stunning character property, fully renovated with taste, all the charm of the original (1852) updated with heat pump and geothermal heating, beautiful semi-professional open kitchen (for piano enthusiasts E.Caumartin), hardwood floors, fireplaces, vintage tiles, double glazing, electric shutters, lovely living spaces with direct access to the garden with complete privacy, three living rooms including one with wood paneling, office, dining room, large cloakroom, WC with washbasin. Upstairs: a master suite with walk-in closet, shower room opening onto a terrace, a bedroom also with terrace, a bathroom with toilet. 2nd floor: three bedrooms, a shower room with toilet, a bathroom with shower and WC. Fully tiled full basement including laundry room with dryer, an old kitchen, a bedroom (around 20m<sup>2</sup>) with external access, a gravelled wine cellar, a garage for two...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 5000 and 6810 € (reference year 2021)  
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