

**3 500 000 €**

**For sale house**

**12 rooms**

**Surface : 300 m²**

**Surface of the living : 40 m²**

**Surface of the land : 3498 m²**

**Year of construction : 1900**

**Exposition : Sud**

**View : Jardin**

**Hot water : Fuel**

**Inner condition : good**

**External condition : good**

**Couverture : slate**

**Features :**

double glazing, calm

6 bedroom

3 terraces

2 bathrooms

1 shower

3 WC

6 parkings

1 cellar

**Legal information**

3 500 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 4391 Maisons-Laffitte

**RG LEMIALE AGENCY:** Park, exceptional location facing classified reserves less than 20 minutes walk from the RER, close to the international school, This magnificent Napoleon III style residence built on a wooded plot of 3498m² (very rare), not overlooked, offering peace and quiet. Ground floor: entrance hall, cloakroom with toilet and sink, fitted kitchen, large dining room, double reception room with direct access to the garden, office, beautiful parquet floors, terrace. First floor: a hallway leading to two bedrooms, one with bathroom and WC opening onto a terrace, the other with a fireplace, a small living room with storage, shower room with WC. Second floor: a hallway leading to three bedrooms, bathroom, two terraces. Full basement: games room, laundry room, boiler room, storage room, vaulted wine cellar. Dependencies: - Charming caretaker's house: ground floor: three storage spaces (old horse boxes) with living room with fireplace,...

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F  
 Estimated annual energy between 7380 and 10050 € (reference year 2021.2022.2023)  
 Document non contractuel - 07/12/2025



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