LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A35046BTX78 Price: 1 490 000 EUR

agency fees to be paid by the seller

Recently built 250 m architect-designed house with swimming pool on a 3,400 m plot











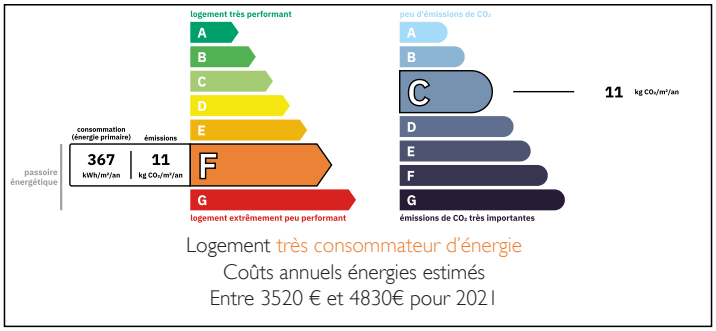
INFORMATION

Town:	Montfort-l'Amaury
Department:	Yvelines
Bed:	4
Bath:	3
Floor:	250 m2
Plot Size:	3400 m2

IN BRIEF

Located near Montfort l'Amaury (78490), on the edge of the Rambouillet forest, this 250 m² architect-designed house sits on a landscaped 3,400 m² plot. Bright and functional, it features a spacious living room with a cathedral ceiling and fireplace, an open-plan kitchen, 4 bedrooms including a master suite, and a mezzanine. The exotic wood terrace overlooks a private garden and a heated swimming pool (8x4 m) with a counter-current system. Skatepark for training. Covered parking, electric heating, and close to Montfort-l'Amaury and Méré train station (Paris Montparnasse in 40 min). A rare opportunity, just 37 km from Paris.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3520 € et 4830€ pour 2021

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.

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DESCRIPTION

On the edge of the Rambouillet forest, near Montfort-l'Amaury (78490), this 250 m² architect-designed house with a swimming pool is set on a landscaped 3,400 m² plot, offering a peaceful and green living environment.

Location

Ideally located in the Yvelines, the property benefits from a preserved natural environment while remaining close to amenities. The Montfort l'Amaury-Méré train station, served by Transilien line N, is just a few minutes away, allowing access to Paris Montparnasse in less than 40 minutes. The N12 motorway is also nearby. The village, surrounded by forest, attracts buyers seeking tranquillity and greenery while enjoying the nearby shops and schools.

Exteriors

Nestled away from the village, the property is accessed via a sliding gate concealed by a hedge. A parking area can accommodate several vehicles, with a covered shelter. Built in 1976 from light-coloured dressed stone, the house features a slate roof that was revised in 2022.

The west-facing side of the house opens onto a vast exotic wood terrace, extending into a landscaped garden. The heated 8 x 4 m swimming pool, equipped with a counter-current swimming system, blends perfectly into this private outdoor space, offering unobstructed views of the forest.

Interiors

Designed over two levels and facing east-west, the house boasts a functional and bright architectural layout. The ground floor opens onto a spacious reception area with a cathedral ceiling, bathed in light thanks to large bay windows. The marble flooring and the large fireplace in the living room create a warm atmosphere. The space is...

LOCAL TAXES

Taxe foncière:	**2365 EUR**

NOTES