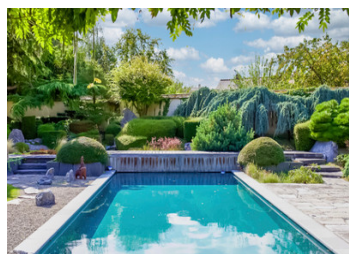


Exceptional Historic Residence in Thoiry Town Centre – 50 km from Paris, 1 Hour by Transport.



INFORMATION

Town:	Thoiry
Department:	Yvelines
Bed:	9
Bath:	5
Floor:	669 m2
Plot Size:	3427 m2



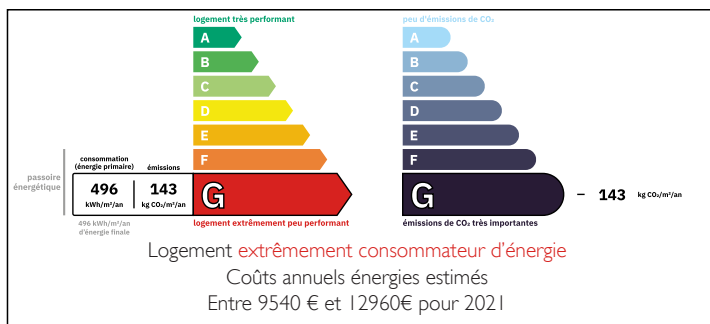
IN BRIEF

An exceptional 18th-century property, a former farmhouse completely renovated by an architect, combining authenticity, generous proportions, and luxurious, contemporary décor, in the immediate vicinity of Thoiry Zoo.

Built on 3,427 m² of land, this rare property comprises a spacious main house and two outbuildings, offering great potential for a bed and breakfast business or for accommodating a large family. It features approximately twenty rooms, including ten suites, arranged around a main living room of approximately 130 m² with a magnificent fireplace.

The exterior includes an interior courtyard with parking, a Japanese garden with a waterfall, a heated swimming pool with a pool house, and a pétanque court, all in a peaceful setting, yet close to schools, shops, and public transport. A property steeped in history, it was once the filming location for a

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

Featured in the iconic French comedy film *Les Visiteurs* (1993) — an internationally acclaimed box-office hit directed by Jean-Marie Poiré, telling the story of a medieval knight and his squire who are transported through time to modern-day France — this remarkable estate offers not only exceptional prestige but also a unique cinematic heritage.

This exceptional property offers a luxurious and serene lifestyle, where tranquility and harmony blend seamlessly. Its beautifully landscaped Japanese-inspired garden is a true work of art, captivating with its peaceful and contemplative atmosphere. The heated swimming pool, complete with a pool house, along with a pétanque court, creates the perfect setting for relaxing moments with family and friends.

The main residence is gracefully arranged around a magnificent 125 sqm reception room, enhanced by exposed beams, original terracotta floor tiles, and an authentic period fireplace dating back to the property's origins. Flooded with natural light through large floor-to-ceiling windows opening onto the garden, this spectacular space benefits from impressive ceiling heights, creating a remarkable sense of volume and grandeur.

The property unfolds into two distinct wings.

First Wing:

An elegant 11 sqm entrance hall sets the tone and leads into a stunning living room distinguished by its generous ceiling height and its historic fireplace, a true centerpiece of the home. A marble staircase ascends to the upper floor, where two superb bedrooms are located:

A 26 sqm bedroom with adjoining office space and shower room.

An exceptional 67 sqm double suite with its own shower room, offering rare proportions...

LOCAL TAXES

Taxe foncière: 12916 EUR

NOTES