LEGGETT
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Ref: A47504HH78 Price: 855 000 EUR

agency fees to be paid by the seller

Maisons-Laffitte, Domaine Celadon - Maison Sinople, East, 92.91m2 + 91m2 garden + garage, 855,000EUR

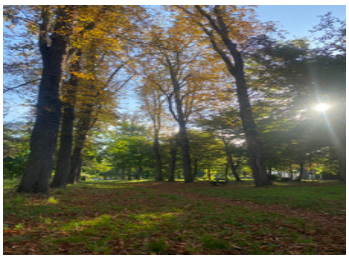












INFORMATION

Town:	Maisons-Laffitte
Department:	Yvelines
Bed:	4
Bath:	1
Floor:	93 m2
Plot Size:	101 m2

IN BRIEF

Maisons-Laffitte - Domaine Céladon - 4 Bedrooms - 92.91m2 + 10m2 terrace + 91m2 private garden + garage - East-facing - See plan online - Set within a private and intimate development of only 8 homes, this East-facing house spans three levels (R+2) and offers 92.91m2 of harmoniously arranged living space, extended by a 10m2 terrace and a 91m2 private garden. It stands out for its private 16.42m2 garage - one of only two in the development. Built to RE2020 environmental standards (2025 threshold), with architectural detailing echoing the elegant character of Maisons-Laffitte, this turnkey house will be delivered in Q3 2028. Priced at 855,000 euros, a rare opportunity to secure a brand-new family home with a garage, 10 minutes on foot from the station and town centre.

ENERGY - DPE

DPE not required.

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

Need to know: the purchase of this house sold off-plan (VEFA) comes with meaningful economic benefits, including reduced conveyance fees of around 2-3% (compared to 7-8% for older properties), high-performance sound insulation and energy efficiency built to RE2020 environmental standards (2025 threshold). You also benefit from exemption from property tax for the first two years, a delivery guarantee ensuring the completion of the development, a 10-year structural construction guarantee, a 2-year guarantee on fittings and equipment, and a perfect-completion guarantee covering any minor defects appearing during the first year. On finishes, ground-floor living areas are fitted with underfloor heating and tiled flooring, while bedrooms upstairs feature engineered wood flooring and radiator heating; heating and hot water are provided by an air-water heat pump, and each house includes a smart home system for centralised control of shutters and heating via a wall panel and mobile app. These protections mean genuine peace of mind and no major renovation work to undertake for years to come - in short, a home that's easy to live in and easy to manage.

House M2 (Maison Sinople) stands out for a rare advantage within Domaine Céladon: its private 16.42m2 garage, one of only two in the development. East-facing and arranged across three floors (R+2), it offers 92.91m2 of interior space, complemented by a 10m2 ground-floor terrace and a 91m2 private garden split either side of the house. The East aspect brings gentle morning light into the principal living spaces. At 855,000...

NOTES