LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47505HH78 Price: 930 000 EUR

agency fees to be paid by the seller

Maisons-Laffitte, Domaine Celadon - Maison Canopee, South, 100.17m2 + 99m2 garden, R+1, 930,000EUR















INFORMATION

Town:	Maisons-Laffitte
Department:	Yvelines
Bed:	4
Bath:	1
Floor:	100 m2
Plot Size:	109 m2

IN BRIEF

Maisons-Laffitte - Domaine Céladon - 4 Bedrooms - 100.17m2 + 10m2 terrace + 99m2 private garden - South-facing - See plan online - South-facing and set across two levels (R+1) only, this house offers 100.17m2 of interior living space with all four bedrooms gathered on a single floor, extended by a 10m2 terrace and a 99m2 private garden. Built to RE2020 environmental performance standards (2025 threshold) with elegant, timeless architecture in keeping with the character of Maisons-Laffitte, delivery is scheduled for Q3 2028. Priced at 930,000 euros, it is one of the most accessible ways into the domain's two-level South-facing format, just 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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 M7 (Maison Canopée) shares with M6 the domain's most accessible format: two levels only (R+1), South-facing, and 100.17m2 of interior space with all four bedrooms gathered on the first floor - a layout families appreciate when they'd rather avoid a third level. It is complemented by a 10m2 ground-floor terrace, a 99m2 private garden and a garden store. At 930,000 euros, it represents one of the most...

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