LEGGETT
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Ref: A47506HH78 Price: 955 000 EUR

agency fees to be paid by the seller

Maisons-Laffitte, Domaine Celadon - Maison Seofoam, South, 100.17m2 + 172m2 garden, R+1, 955,000EUR

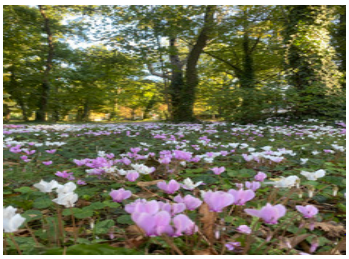












INFORMATION

Town:	**Maisons-Laffitte**
Department:	**Yvelines**
Bed:	**4**
Bath:	**1**
Floor:	**100 m2**
Plot Size:	**182 m2**

IN BRIEF

Maisons-Laffitte - Domaine Céladon - 4 Bedrooms - 100.17m2 + 10m2 terrace + 172m2 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, a 10m2 terrace, and a substantial 172m2 private garden - one of the largest outdoor plots in this collection of 8 new houses. 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 955,000 euros, this is an excellent choice for buyers seeking real garden space and South light without the extra staircase of the three-level houses, 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.

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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 M6 (Maison Seofoam) sits alongside M7 as one of the domain's two-level (R+1) South-facing houses, offering 100.17m2 of interior space, a 10m2 terrace, and a generous 172m2 private garden - among the larger plots of the collection. The single-storey-plus layout suits buyers who prefer to avoid an extra flight of stairs, while still enjoying full South light and a genuinely spacious garden.

Domaine Céladon is a private, intimate...

NOTES