LEGGETT
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Ref: A47530HH78

Price: 1 095 000 EUR

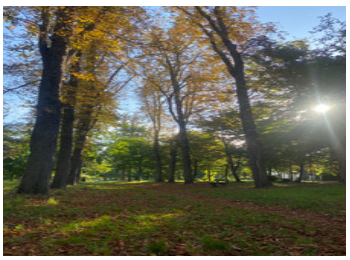
agency fees to be paid by the seller

Maisons-Laffitte, Domaine Celadon - Maison Jade (flagship), 117.54m2 + 273m2 garden, R+2, 1,095,000EUR

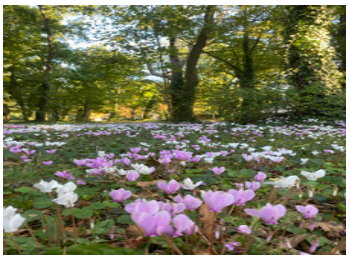














INFORMATION

Town:	Maisons-Laffitte
Department:	Yvelines
Bed:	4
Bath:	1
Floor:	118 m2
Plot Size:	287 m2

IN BRIEF

Maisons-Laffitte - Domaine Céladon - 4 Bedrooms - 117.54m2 + 273m2 private garden - South-facing - See plan online - The flagship house of this exclusive collection of 8 new homes: South-facing, spread generously across three levels (R+2), and offering the largest footprint in the domain at 117.54m2, extended by an exceptional 273m2 private garden - more than twice the size of most other plots in the collection. Built to RE2020 environmental performance standards (2025 threshold), with the same elegant, timeless architecture that defines Domaine Céladon, delivery is scheduled for Q3 2028. Priced at 1,095,000 euros, this is a rare opportunity to secure the largest house and garden of the entire domain, just 10 minutes on foot from the station and town centre of Maisons-Laffitte.

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 M8 (Maison Jade) stands apart as the flagship of Domaine Céladon. South-facing and arranged across three floors (R+2), it offers the largest interior of the entire collection at 117.54m2, paired with a remarkable 273m2 private garden, two terraces (11m2 on the ground floor, 3m2 on the first floor) and its own garage - a total outdoor and annexe space of 302.9m2, by far the most generous among...

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