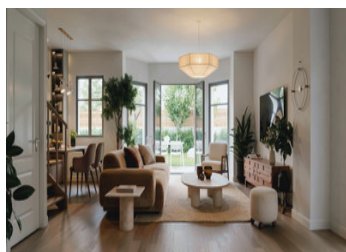


Maisons-Laffitte, Domaine Celadon - Maison Laurier, East, 99.01+106m2 garden, R+2, 895,000EUR



INFORMATION

Town:	Maisons-Laffitte
Department:	Yvelines
Bed:	4
Bath:	1
Floor:	99 m2
Plot Size:	118 m2



IN BRIEF

Maisons-Laffitte - Domaine Céladon - 4 bedrooms - 99.01 sqm + 10 sqm terrace + 106 sqm private garden - See plan online - Set within a private and intimate development of only 8 homes, this East-facing home spans three levels (R+2) and offers 99.01 sqm of harmoniously arranged living space, extended by a 10 sqm terrace and a generous 106 sqm private garden. Built to RE2020 environmental standards (2025 threshold), with architectural detailing echoing the elegant character of Maisons-Laffitte (light façades, tiled roofs), this turnkey house will be delivered in Q3 2028. A rare opportunity to acquire a brand-new family home with genuine outdoor space, aerial parking, and true peace of mind, in a residential setting between nature and equestrian tradition, priced at 895,000 euros.

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 hot water 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 worry about for years to come - in short, a home that's easy to live in and easy to manage.

House M1 (Maison Laurier) offers a generous outdoor setting: East-facing and arranged across three floors (R+2), its 99.01 sqm of interior space is complemented by a 10 sqm ground-floor terrace, a small 2 sqm balcony on the first floor, and a 106 sqm private garden. The East aspect brings gentle morning light into the principal living spaces, ideal for buyers who favour a bright start...

NOTES