LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48120GBR78 Price: 2 850 000 EUR

agency fees to be paid by the seller

4 Avenue Du Maréchal Douglas Haig, 78000 Versailles







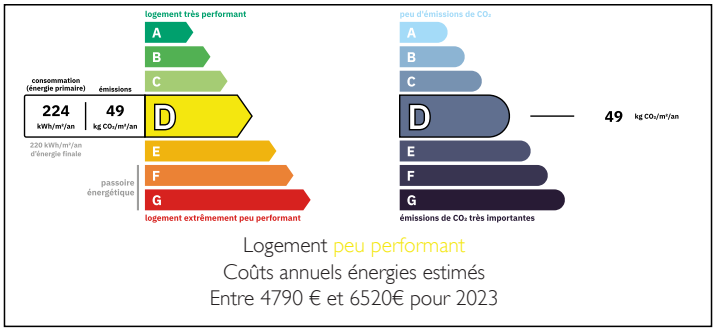








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4790 € et 6520€ pour 2023

INFORMATION

Town:	Versailles
Department:	Yvelines
Bed:	7
Bath:	3
Floor:	280 m2
Plot Size:	625 m2

IN BRIEF

In a sought-after area of Versailles, this elegant early 20th-century maison de maître, built in millstone, offers approximately 280 m² of living space and 413 m² of total floor area, set within a tree-lined plot of around 700 m².

Arranged over several levels, the property offers seven bedrooms, a spacious 42 m² double reception room with herringbone parquet flooring and a working fireplace, a kitchen with a dining area, a study and several bathrooms and shower rooms. The original parquet floors, fireplaces, wrought-iron features and remarkable original stained-glass windows bear witness to its authentic character.

Additional features include a full basement, a partially converted attic, a terrace, a covered carport and an electric vehicle charging point.

Close to renowned schools, Versailles railway

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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LOCAL TAXES

Taxe foncière:	**4768 EUR**

NOTES

DESCRIPTION

MAGNIFICENT MILLSTONE-BUILT MAISON DE MAÎTRE

Built circa 1905

This distinguished residence combines architectural elegance, generous proportions and an ideal family setting in a sought-after area of Versailles. It has retained the features that give period homes their enduring charm: original parquet flooring, fireplaces, multi-pane windows, wrought-iron detailing and remarkable stained-glass windows. The varied orientations ensure pleasant natural light throughout the day.

Offering approximately 280 m² of living space and 401 m² of total floor area, the property stands on a tree-lined plot of 625 m². Behind its characterful façade lie bright, generously proportioned interiors, where the authenticity of period architecture blends harmoniously with the comfort of a family home.

An elegant stone staircase, sheltered by a magnificent wrought-iron entrance canopy, leads to the original front door, which retains its opening glazed panels, designed to let in the gentle summer breeze.

From the moment one steps inside, the high ceilings, original parquet flooring, fireplaces and generous room proportions create a warm and refined atmosphere. The staircase hall, enhanced by its remarkable original stained-glass windows, enjoys abundant natural light that accentuates the distinctive character of this charming residence.

GROUND FLOOR: 90.3 m²

Entrance: 3.30 m² · Hall: 12.92 m² · Kitchen: 17.86 m² · Dining room: 21.82 m² · Sitting room/reception room: 20.97 m² · Study: 12.70 m² · WC: 0.74 m² · Terrace: 9.50 m²