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## Large farmhouse with charm and enclosed garden in the village center

Mareil Marly , Yvelines , Paris Ile-de-France



**€1,360,000**

inc. of agency fees

7 Beds   1 Baths   237 sqm   0.08 ha

This superb farmhouse, organized into two buildings that can be joined by a pretty little interior passage, or split because they are also independent,...

### At a Glance

<b>Reference</b>	MFH-PARIS7831-cpy-cpy	<b>Near to</b>	Mareil Marly	<b>Price</b>	€1,360,000
<b>Bed</b>	7	<b>Bath</b>	1	<b>Hab.Space</b>	237 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This superb farmhouse, organized into two buildings that can be joined by a pretty little interior passage, or split because they are also independent, is located in the very pleasant city center of Mareil Marly, close to schools, shops, Mareil train station (tram 13 and line L)

The first house of 141 sqm habitable (150 sqm on the ground) opens onto an entrance which serves a dependent kitchen, a cloakroom, a living/dining room of 36 sqm double exposure East/West with fireplace. The staircase leads to the night space which consists of a landing, a bathroom, a first bedroom of more than 11 sqm which allows access to the pleasant workshop/office of 15 sqm whose windows open onto the delicious fig tree. Two bedrooms of 21 and 13 sqm with individual water point complete the plateau of this house. The second dwelling of 96 sqm (120 sqm on the ground) opens onto a living/dining room of 28 sqm with fireplace and its open kitchen. The staircase leads to the first level which distributes three bedrooms, a bathroom, the passage of the two houses which has been decorated with a small bedroom and its shower room. The last level consists of a landing/office of 16 sqm a bedroom of 10 sqm and its mezzanine. A garage, with technical room, a large attic, a vaulted cellar and an awning complete the services of this superb building. This very beautiful building, ultimately simple in its organization, will be able to make the eyes shine of a large family, or of a professional to set up his home and his offices while enjoying a pretty garden with pear trees, apple trees, flowers and various berries in an old paved courtyard in the heart of the village. Some work is needed to restore it to its former glory, because it is well worth it...

Mareil station for Tram 13 for RERA line to Saint Germaine and line L 2 min walk, Nursery and elementary school 2 min walk, ENERGY CLASS: E - CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 2,830 euros and 3,880 euros per year. (4.00 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	7
Bathrooms	1
Price	€1,360,000

Key Information

Year Built:	1750
Internal Area:	237 sqm
Land Area:	0.08 ha
Has a Garden	Yes

Location: Paris Ile-de-France





## Gallery













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**S. and L. BROWN**



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