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A country, holiday feel: The Bright Villa

Marcq , Yvelines , Paris Ile-de-France



€1,050,000

inc. of agency fees

5 Beds

250 sqm

0.2 ha

In the heart of a charming, picturesque stone village, located between Thoiry and Montfort-l'Amaury, in Marcq, just 45 minutes from Paris, this property,...

At a Glance

Reference MFH-PARIS10162

Near to Marcq

Price €1,050,000

Bed 5

Pool Yes

Hab.Space 250 sqm

Land 0.2 ha

Land Tax N/A

Property Description

In the heart of a charming, picturesque stone village, located between Thoiry and Montfort-l'Amaury, in Marcq, just 45 minutes from Paris, this property, ideally located and sheltered from view, benefits from exceptional natural light thanks to its double southwest exposure and large windows opening onto a magnificent landscaped garden.

Its generous proportions make it the perfect living space for a large family.

With a surface area of 250 m², this residence combines charm and comfort. Nestled on a landscaped and wooded plot of 2,040 m², it embodies a cozy lifestyle in a preserved, enchanting setting, with unobstructed views of the surrounding countryside and sumptuous sunsets.

Boasting harmonious architecture and high-end amenities, this property stands out with its large reception room, swimming pool, pool house, gym, panic room (which can also be used as a meditation room), and spacious 75 m² garage that can accommodate three vehicles, motorcycles, and bicycles.

The entrance opens onto a beautiful contemporary reception room with a fireplace, followed by a pleasant, fully equipped kitchen featuring a boat-shaped central island (with a suspended ceiling and extractor hood) that invites you to relax.

A superb, cozy living room with an insert fireplace, ideal for cozy fires, provides access to an outdoor terrace with a summer lounge and fountain. A bedroom with its own shower room, a powder room, and a laundry room complete this level.

Upstairs, a landing leads to the sleeping area, which consists of three bedrooms, a bathroom, and a master suite of over 40 m² with a future shower room (connections ready), a large dressing room, and a separate toilet.

Outside, the vast, flat garden features a tree house, a vegetable garden, a garden shed, and a superb terrace with sun loungers overlooking the 10x5 m heated swimming pool, creating a

true oasis of serenity.

The large pool house includes a summer kitchen, a lounge area with a fireplace, a gym, and a technical room with a heat pump.

Parking for more than 6 vehicles is available in the courtyard and driveway.

A sure winner, with no work required.

Technical Information:

Heating by reversible heat pump

PVC double glazing, electric roller shutters

Underfloor heating on the ground floor

Motorized garage door

Automatic wrought iron gate, maintenance-free epoxy grilles

Old tiles, solid oak flooring

Alarm with remote monitoring

Submerged thermal roller shutter for the pool

Excellent Energy Performance Certificate: C and A

Compliant sanitation (mains drainage)

High-speed fiber optic

Plot enclosed by wire mesh and gates, planted with trees

Ceiling height: 2.75 m

Three fireplaces

Location:

10 minutes from the N12 and 35 minutes from Paris

10 minutes from Villiers-Saint-Frédéric train station (30 minutes from Paris), or 15 minutes from Méré train station (36 minutes from Montparnasse)

Bus to Montfort-l'Amaury, a 5-minute walk

High-quality nursery and elementary school in the village, a 10-minute walk

School bus service to Montfort-l'Amaury, Beynes, Villiers-Saint-Frédéric, and La Queue-lez-Yvelines

Shops a 2-minute drive away (Thoiry): bakery, pharmacy, convenience store, tobacconist, restaurants, gas station, etc.

Nearby leisure activities: Thoiry Zoo, state-owned forests (Thoiry, Beynes, Marcq), equestrian centers, and golf courses

Summary

Property type:	House
Bedrooms:	5
Price	€1,050,000

Key Information

Year Built:	2001
Internal Area:	250 sqm
Land Area:	0.2 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Paris Ile-de-France



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S. and L. BROWN



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