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Majestic mansion and long-term rental income in the historic heart of...

Maule , Yvelines , Paris Ile-de-France



€1,100,000

inc. of agency fees

5 Beds 2 Baths 267 sqm 0.08 ha

Located in the hyper-center of Maule, on the immediate edge of the former Benedictine priory, this remarkable property of nearly 400 sqm of living space...

At a Glance

Reference MFH-PARIS10620

Near to Maule

Price €1,100,000

Bed 5

Bath 2

Hab.Space 267 sqm

Land 0.08 ha

Pool No

Land Tax N/A

Property Description

Located in the hyper-center of Maule, on the immediate edge of the former Benedictine priory, this remarkable property of nearly 400 sqm of living space is rooted on the probable site of an old tithe barn. A thousand-year history inhabits the place, but it is a very contemporary art of living that reigns there today. The main house has 236 sqm (excluding garden level and cellars), enhanced by generous volumes, period fireplaces, moldings, old parquet floors, and through light. The whole extends over an intimate plot of 785 sqm, perfectly quiet, sheltered from view. The landscaped garden houses two independent studios (27 and 28 sqm), currently operated as 3*** Atout France gîtes with an average occupancy rate of 70% (turnover communicated on request). At the far end of the property, a 62 sqm two-bedroom apartment (83 sqm floor space), rented year-round, completes the potential with EUR1,000 of additional monthly income. These three apartments have their own independent access, guaranteeing comfort and privacy. A large garage of over 40 sqm, a 78 sqm garden level and a vaulted cellar complete this rare property in a privileged location, a few minutes' walk from the train station and all amenities. An elegant mansion with a Parisian soul and generous volumes

The main house rises on three levels, with nearly 240 sqm of living space (and over 260 sqm of usable space, excluding the basement and outbuildings), organized around a classic and fluid distribution, typical of beautiful 19th-century residences. From the entrance, the tone is set: high ceilings, delicate moldings, marble fireplaces, herringbone parquet floors, and marble stone elegantly punctuate the spaces. A majestic central wooden staircase leads to the upper floors, bringing a theatrical verticality to the whole. The double reception room consists of a vast living room, bathed in light thanks to its east-west exposure, and opens onto a large balcony and the garden. Imagine family receptions, reading by the fire, or summer afternoons with the windows wide open. The dining room reveals its delicate moldings, period parquet flooring, and marble fireplace. Ideally proportioned, it lends itself equally to formal dinners and large family gatherings, in a warm and timeless atmosphere. The large independent kitchen seduces with its careful layout and prestigious equipment. Custom-designed, it is equipped with Gaggenau brand elements. Warm and family-friendly, it provides access to a terrace and the wooded garden. The sleeping area is spread over two floors with 4 generously proportioned bedrooms, including 3 master suites, all featuring

beautiful volumes and large windows. Two bathrooms and a shower room, an office, and numerous built-in storage units and custom-made closets punctuate the circulation areas. The top floor has been cleverly renovated, perfect for an office, a games room, an artist's studio, and one of the master suites. A semi-buried level of 78 sqm can be used as a gym, music studio, wellness area, or summer kitchen. It connects to a healthy and cool vaulted cellar, ideal for wine lovers. A confidential address, preserved heritage charm, and good rental profitability: an exceptional property for lovers of character and uniqueness, and who do not want to sacrifice the amenities of a city center. 40 km from Porte Maillot 10 min walk from Maule station connecting Montparnasse in 45 min Epone-Mezieres station for Paris-St Lazare 8 km away and future RER Eole station in 2027 8 km from the A13 motorway

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€1,100,000

Key Information

Year Built:	1910
Internal Area:	267 sqm
Land Area:	0.08 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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