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## High-end villa with swimming pool and breathtaking views of the Mauldre...

Maule , Yvelines , Paris Ile-de-France



€1,690,000

inc. of agency fees

5 Beds 1 Baths 310 sqm 0.18 ha

Located in the heart of the Mauldre Valley, in the charming village of Bazemont, this contemporary 310 sqm villa, built in 2023, offers an exceptional...

### At a Glance

Reference	MFH-PARIS10795	Near to	Maule	Price	€1,690,000
Bed	5	Bath	1	Hab.Space	310 sqm
Land	0.18 ha	Pool	Yes	Land Tax	N/A

### Property Description

Located in the heart of the Mauldre Valley, in the charming village of Bazemont, this contemporary 310 sqm villa, built in 2023, offers an exceptional living environment combining modern comfort and architectural elegance.

#### Bright architecture and generous spaces

From the entrance, you will be seduced by the generous volumes and the light flowing through the living rooms.

The ground floor includes a cozy living room with an ethanol fireplace, a high-end kitchen open to the dining room, creating a convivial space ideal for entertaining. A master suite with a dressing room, bathroom and toilet, as well as two children's bedrooms sharing a shower room complete this level.

The numerous rooms open onto a sunny terrace surrounding the heated outdoor swimming pool (8 x 4 m) equipped with a solar roller shutter.

Upstairs, a mezzanine converted into an office offers a peaceful workspace with a terrace. A second suite with a shower room, toilet and its private terrace allows you to welcome family or friends in complete privacy.

#### A floor dedicated to well-being and relaxation

The lower level has been transformed into a real leisure space: games room, gym, home cinema, an additional bedroom, a laundry room, a spacious dressing room and plenty of storage space. A workshop and a technical room for the swimming pool complete this level.

#### High-end services for optimal comfort

This villa is equipped with quality services: underfloor heating by heat pump, double-flow VMC, aluminum frames, electric blinds, automatic watering, automated gate, Somfy home automation and fiber optics. A double garage and additional parking are also at your disposal.

#### A privileged location

The property benefits from a bucolic setting while remaining perfectly connected. The village has a primary school within walking distance and school shuttles to the Maule middle school and the Aubergenville high school, making daily life easier for families. Administratively attached to Maule, just 8 minutes away, Bazemont benefits from all the amenities of a dynamic town: local shops, market, medical services, cultural and sports activities. For travel to the capital, the Maule SNCF train station (7 minutes by car) allows you to reach Paris-Montparnasse in 55 minutes. Aubergenville station, 10 minutes by car, will very soon welcome the new RER E (EOLE), which will connect the west of Paris to La Défense and the heart of Paris (Haussmann Saint-Lazare / Magenta / Gare du Nord). This major extension will offer increased mobility and rapid access to the business districts.

Buses also serve the stations of Maule and Poissy, the latter connected to the RER A.

Road access is also very fluid, with the A13 and A14 motorways accessible in 7 minutes via Aubergenville, offering a rapid connection to Paris or Normandy.

An ideal location to combine green living, accessibility and modern comfort. This contemporary villa, combining design, comfort and functionality, is a rare opportunity on the market!

ENERGY CLASS: A / CLIMATE CLASS: A

Average energy prices indexed for the years 2021, 2022, 2023 (subscriptions included):  
EUR1,170 and EUR1,650

RSAC Versailles

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,690,000

Key Information

Year Built:	2023
Internal Area:	310 sqm
Land Area:	0.18 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Paris Ile-de-France



## Gallery













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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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