

[Click to view MFH-PARIS7831-cpy](#)

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

Mareil Marly , Yvelines , Paris Ile-de-France



# €1,490,000

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, is located in the very pleasant city center of Mareil...

### At a Glance

<b>Reference</b>	MFH-PARIS7831-cpy	<b>Near to</b>	Mareil Marly	<b>Price</b>	€1,490,000
<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	€1,490,000

### Key Information

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

### Location: Paris Ile-de-France



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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**

great service  
fast transfers

send money abroad 24/7 excellent rates