

[Click to view MFH-PARIS8479](#)

Farmhouse with terrace and garden old Marly

Marly Le Roi , Yvelines , Paris Ile-de-France



€835,000

inc. of agency fees

3 Beds 1 Baths 165 sqm 0.05 ha

This charming 1930 house is located in the heart of the old village of Marly le Roi, a stone's throw from the royal estate, close to its small shops and only a 10-minute walk from Marly train station,...

At a Glance

Reference	MFH-PARIS8479	Near to	Marly Le Roi	Price	€835,000
Bed	3	Bath	1	Hab.Space	165 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

Property Description

This charming 1930 house is located in the heart of the old village of Marly le Roi, a stone's throw from the royal estate, close to its small shops and only a 10-minute walk from Marly train station, line L. The entrance opens onto the living room with fireplace, and in a row with the dining room, which together combine 32 sqm of reception. The descending staircase provides access to the large vaulted cellar/technical room of 23 sqm. The kitchen, in continuous, benefits from a storeroom. The first floor is composed of: on the left of a bedroom which connects a second entrance and benefits from a bathroom. On the right, a large office

continues with a dressing room, a shower room and then a pretty bedroom. On the second floor, an office, a shower room, a dressing room and an attic bedroom reserve the plateau. This charming house is accompanied by a bucolic garden along its entire length of facade, facing south, with a pleasant terrace. Hidden, a small corner of orchard allows all the plantations, apple tree, pear tree, fig tree, raspberry bush, tomatoes and others A garage and a workshop complete the services of this property. This pretty house full of charm, in a small co-ownership of two owners, atypical in its organization, will have to benefit from some work to regain its beautiful appearance! Line L 10 min walk from Marly le Roi station, A13 4 km away Nursery and primary schools 7 min walk, College 8 min walk. ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR 4,310 and EUR 5,880

Condominiums of 3 units (No proceedings in progress).

Annual expenses : 400 euros.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€835,000

Key Information

Year Built:	1930
Internal Area:	165 sqm
Land Area:	0.05 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