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## 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

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









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**C. BAUER – Sunday Times**

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