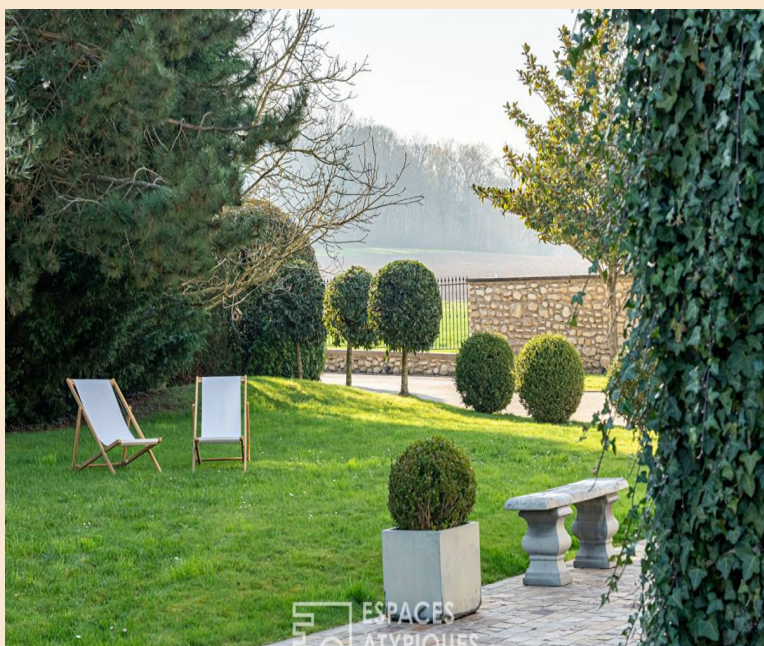


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A country, holiday feel: The Bright Villa

Marcq , Yvelines , Paris Ile-de-France



€1,050,000

inc. of agency fees

5 Beds 250 sqm 0.2 ha

In the heart of a charming, picturesque stone village, located between Thoiry and Montfort-l'Amaury, in Marcq, just 45 minutes from Paris, this property,...

At a Glance

Reference MFH-PARIS10162

Bed 5

Land 0.2 ha

Near to Marcq

Pool Yes

Price €1,050,000

Hab.Space 250 sqm

Land Tax N/A

Property Description

In the heart of a charming, picturesque stone village, located between Thoiry and Montfort-l'Amaury, in Marcq, just 45 minutes from Paris, this property, ideally located and sheltered from view, benefits from exceptional natural light thanks to its double southwest exposure and large windows opening onto a magnificent landscaped garden.

Its generous proportions make it the perfect living space for a large family.

With a surface area of 250 m², this residence combines charm and comfort. Nestled on a landscaped and wooded plot of 2,040 m², it embodies a cozy lifestyle in a preserved, enchanting setting, with unobstructed views of the surrounding countryside and sumptuous sunsets.

Boasting harmonious architecture and high-end amenities, this property stands out with its large reception room, swimming pool, pool house, gym, panic room (which can also be used as a meditation room), and spacious 75 m² garage that can accommodate three vehicles, motorcycles, and bicycles.

The entrance opens onto a beautiful contemporary reception room with a fireplace, followed by a pleasant, fully equipped kitchen featuring a boat-shaped central island (with a suspended ceiling and extractor hood) that invites you to relax.

A superb, cozy living room with an insert fireplace, ideal for cozy fires, provides access to an outdoor terrace with a summer lounge and fountain. A bedroom with its own shower room, a powder room, and a laundry room complete this level.

Upstairs, a landing leads to the sleeping area, which consists of three bedrooms, a bathroom, and a master suite of over 40 m² with a future shower room (connections ready), a large dressing room, and a separate toilet.

Outside, the vast, flat garden features a tree house, a vegetable garden, a garden shed, and a superb terrace with sun loungers overlooking the 10x5 m heated swimming pool, creating a true oasis of serenity. The large pool house includes a summer kitchen, a lounge area with a fireplace, a gym, and a technical room with a heat pump.

Parking for more than 6 vehicles is available in the courtyard and driveway.

A sure winner, with no work required.

Technical Information:

Heating by reversible heat pump

PVC double glazing, electric roller shutters

Underfloor heating on the ground floor

Motorized garage door

Automatic wrought iron gate, maintenance-free epoxy grilles

Old tiles, solid oak flooring

Alarm with remote monitoring

Submerged thermal roller shutter for the pool

Excellent Energy Performance Certificate: C and A

Compliant sanitation (mains drainage)

High-speed fiber optic

Plot enclosed by wire mesh and gates, planted with trees

Ceiling height: 2.75 m

Three fireplaces

Location:

10 minutes from the N12 and 35 minutes from Paris

10 minutes from Villiers-Saint-Frédéric train station (30 minutes from Paris), or 15 minutes from Méré train station (36 minutes from Montparnasse)

Bus to Montfort-l'Amaury, a 5-minute walk

High-quality nursery and elementary school in the village, a 10-minute walk

School bus service to Montfort-l'Amaury, Beynes, Villiers-Saint-Frédéric, and La Queue-lez-Yvelines

Shops a 2-minute drive away (Thoiry): bakery, pharmacy, convenience store, tobacconist, restaurants, gas station, etc.

Nearby leisure activities: Thoiry Zoo, state-owned forests (Thoiry, Beynes, Marcq), equestrian centers, and golf courses

Summary

| | |
|----------------|------------|
| Property type: | House |
| Bedrooms: | 5 |
| Price | €1,050,000 |

Key Information

| | |
|----------------|---------|
| Year Built: | 2001 |
| Internal Area: | 250 sqm |
| Land Area: | 0.2 ha |
| Has a Garden | Yes |
| Swimming Pool? | Yes |

Location: Paris Ile-de-France



Gallery







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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.

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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.

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