



EXCEPTIONAL HISTORIC RESIDENCE IN THOIRY  
TOWN CENTRE – 50 KM FROM PARIS, 1 HOUR BY  
TRANSPORT.

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| PROPERTY FACT FILE                                                              |                                                                                                                                      |
|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                                       | A42314PES78                                                                                                                          |
| PRICE                                                                           | € 2,280,000<br>£ 0*<br><small>*agency fees included: 5 % TTC<br/>to be paid by the buyer<br/>(2 171 400 EUR hors honoraires)</small> |
| BEDROOM                                                                         | 9                                                                                                                                    |
| BATHROOM                                                                        | 5                                                                                                                                    |
| ACCOMMODATION                                                                   | 669 m <sup>2</sup>                                                                                                                   |
| LAND                                                                            | 3427 m <sup>2</sup>                                                                                                                  |
| TOWN                                                                            | Thoiry                                                                                                                               |
| DEPARTMENT                                                                      |                                                                                                                                      |
| LOCATION                                                                        | Town property                                                                                                                        |
| TYPE                                                                            | Gîtes, House, Family Home                                                                                                            |
| CONDITION                                                                       |                                                                                                                                      |
| FEATURES                                                                        | Swimming Pool, Mains Drains,<br>Private parking                                                                                      |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                                                                                      |



- Completely renovated by an architect
- Ten great ensuite bedrooms
- Magnificent Japanese style garden
- Heated swimming pool and its pool house
- Bed and breakfast accommodation available

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An exceptional 18th-century property, a former farmhouse completely renovated by an architect, combining authenticity, generous proportions, and luxurious, contemporary décor, in the immediate vicinity of Thoiry Zoo.

## DESCRIPTION

Featured in the iconic French comedy film *Les Visiteurs* (1993) — an internationally acclaimed box-office hit directed by Jean-Marie Poiré, telling the story of a medieval knight and his squire who are transported through time to modern-day France — this remarkable estate offers not only exceptional prestige but also a unique cinematic heritage.

This exceptional property offers a luxurious and serene lifestyle, where tranquility and harmony blend seamlessly. Its beautifully landscaped Japanese-inspired garden is a true work of art, captivating with its peaceful and contemplative atmosphere. The heated swimming pool, complete with a pool house, along with a pétanque court, creates the perfect setting for relaxing moments with family and friends.

The main residence is gracefully arranged around a magnificent 125 sqm reception room, enhanced by exposed beams, original terracotta floor tiles, and an authentic period fireplace dating back to the property's origins. Flooded with natural light through large floor-to-ceiling windows opening onto the garden, this spectacular space benefits from impressive ceiling heights, creating a remarkable sense of volume and grandeur.

The property unfolds into two distinct wings.

### First Wing:

An elegant 11 sqm entrance hall sets the tone and leads into a stunning living room distinguished by its generous ceiling height and its historic fireplace, a true centerpiece of the home. A marble staircase ascends to the upper floor, where two su...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42314PES78>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

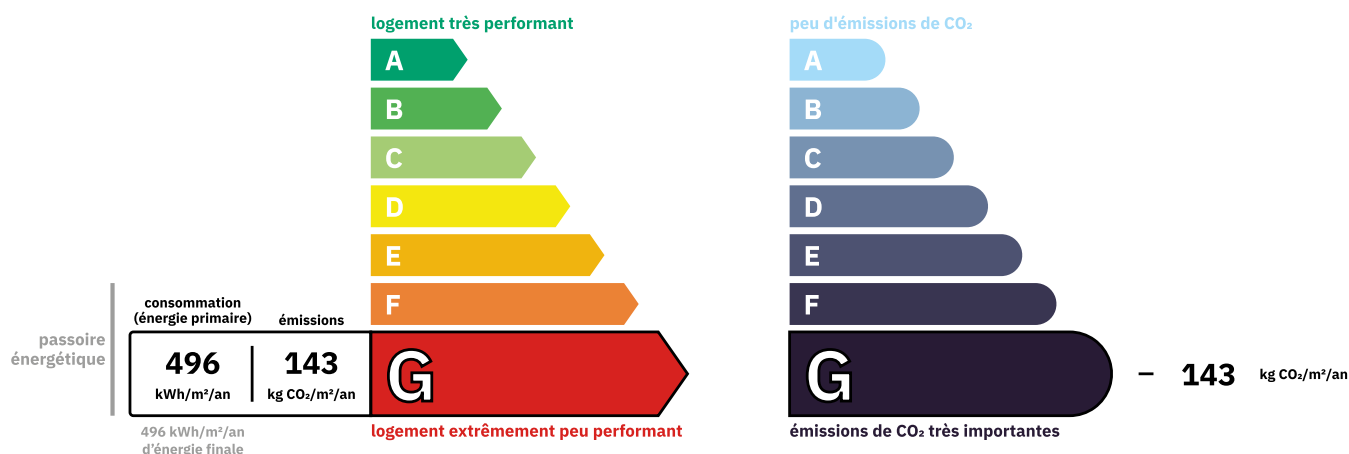
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property **Extremely energy consuming**  
Estimated annual energy costs  
between 9540 € and 12960€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A42314PES78  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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