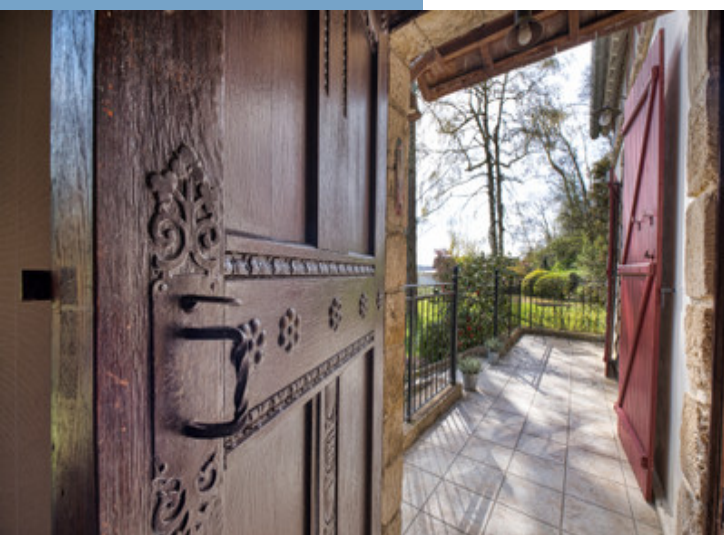
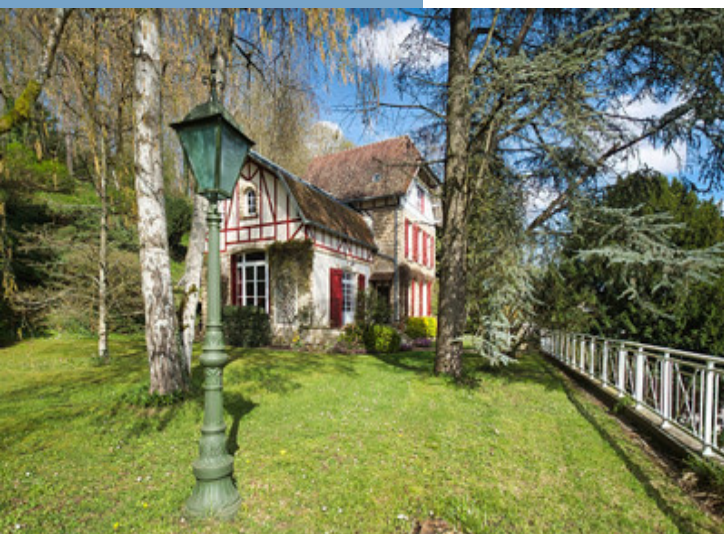




MAGNIFICENT 220M² ANGLO-NORMAN STYLE
HOUSE SET IN 7650M² OF WOODED GROUNDS
WITH STUNNING VIEWS.

MAGNIFICENT 220M²
ANGLO-NORMAN STYLE
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WOODED GROUNDS
WITH STUNNING VIEWS....



PROPERTY FACT FILE	
REFERENCE	A27983JEH95
PRICE	€ 1,350,000 £ 1,156,748* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	220 m ²
LAND	7650 m ²
TOWN	Auvers-sur-Oise
DEPARTMENT	Val_d_Oise
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Good condition
FEATURES	Character property
<small>*Price based on current exchange rate which is subject to change</small>	



- very large open fireplace
- close to station for access to Paris
- beautiful view of the valley on the banks of the r
- large wooded park with underground gallery
- character house

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Ref : A27983JEH95

Magnificent Anglo-Norman-style house with spectacular views overlooking the valley, nestling in the heart of sumptuous, meticulously-kept wooded parklands spanning 7,750 m². Listed and fully fenced, it offers total privacy with no overlooking. The 220 m² (2,153 sq ft) house comprises 8 rooms spread over 3 stories, and is

DESCRIPTIF

This character house, set in a hanging garden with views over the village and its valley, comprises : On the ground floor, an entrance hall leading to a vast 38 m² living room with a ceiling height of more than 4 metres, a kitchen that can be opened onto the dining room, and a toilet. The first floor comprises three bedrooms, two shower rooms and WCs, plus a study. On the second floor, there are two further bedrooms with en suite bathrooms, and the basement comprises 3 rooms, including a sports room.

All the windows in the house are double-glazed; only the window frames in the living room have been retained to maintain the authenticity and character of the house.

Below, with direct access to the road, is a large garage with automatic door that can easily accommodate two cars. Behind the house, a little higher up, is an impressive 1854 gallery dug more than 300 metres into the rock, which served as a refuge for resistance fighters during the Second World War. Above this gallery, a former tennis court nestles in the heart of a wooded area, offering a haven of peace for nature lovers.

The village offers a variety of services and activities to its residents, including doctors, schools, shops and a range of cultural, sporting and educational facilities. Valmondois station is just 5 minutes away, providing a 45-minute commute to Paris on line H, which serves the Gare du Nord and Gare Saint-Lazare stations. In addition, quick access to the A115 and A104 motorways makes it easy to



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27983JEH95>

COMPLETE FILE AND PHOTO ON REQUEST

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

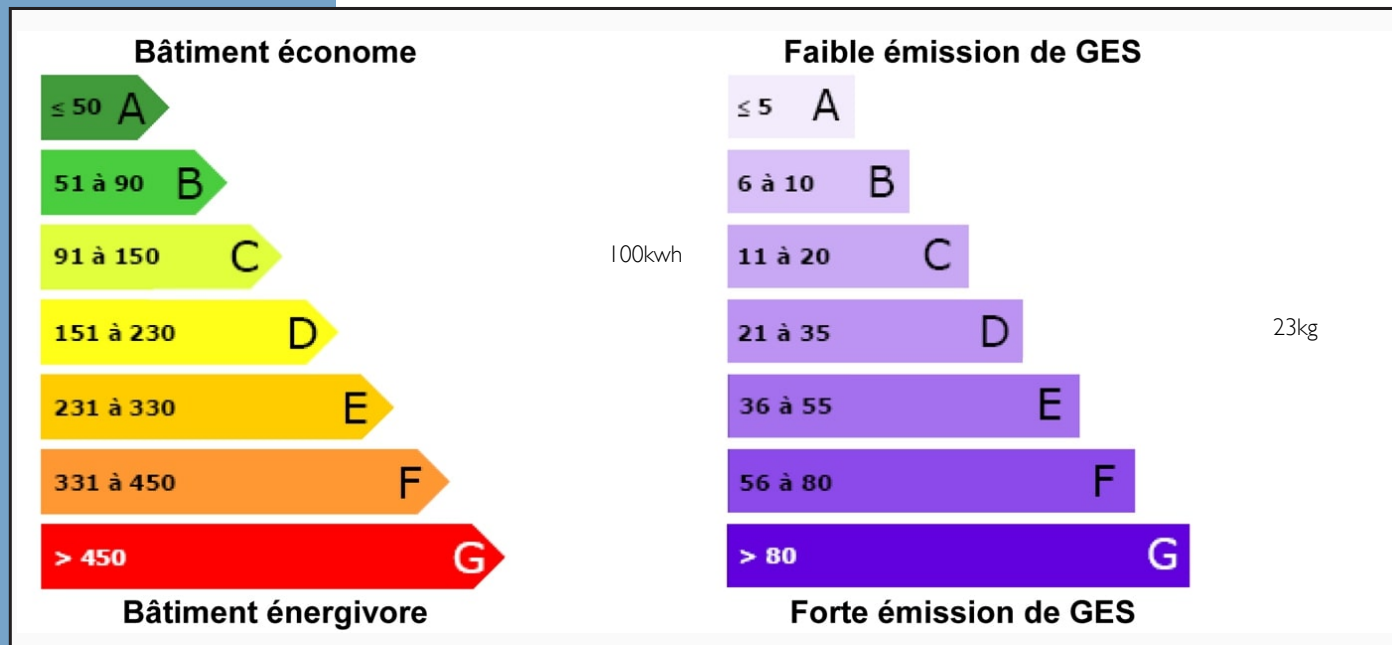
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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ENERGIE-DPE

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



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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A27983JEH95
FILE COMPLETE
AND PHOTOS
ON REQUEST

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