



UNDER OFFER BEAUTIFUL 7-BEDROOM  
MANSION WITH SWIMMING POOL AND POOL  
HOUSE FOR SALE AT 95660  
CHAMPAGNE-SUR-OISE

UNDER OFFER BEAUTIFUL  
7-BEDROOM MANSION  
WITH SWIMMING POOL  
AND POOL HOUSE FOR  
SALE AT 95660  
CHAMPAGN...



| PROPERTY FACT FILE  |  |
|---|--|
| REFERENCE   | A22062EHO95  |
| PRICE   | € 850,000<br>£ 714,383*<br><small>*agency fees included: 5 % TTC<br/>to be paid by the buyer<br/>(809 525 EUR hors honoraires)</small> |
| BEDROOM   | 7  |
| BATHROOM  | 3  |
| ACCOMMODATION   | 305 m <sup>2</sup>   |
| LAND  | 2108 m <sup>2</sup>  |
| TOWN  | Champagne-sur-Oise   |
| DEPARTMENT  | Val_d_Oise   |
| LOCATION  | Town property  |
| TYPE  | Maison, Villa, Family Home   |
| CONDITION   | Habitable  |
| FEATURES  | Swimming Pool, Mains Drains,<br>Garage   |
| <small>*Price based on current exchange rate which is subject to change</small> |  |



- 60m2 covered swimming pool with pool house
- Shops, schools, and market at nearby L'Isle-Adam
- Outside terrace overlooking private gardens
- A short walk to train station with links to Paris
- Proximity to Paris and CDG Airport

UNDER OFFER BEAUTIFUL  
7-BEDROOM MANSION  
WITH SWIMMING POOL  
AND POOL HOUSE FOR  
SALE AT 95660  
CHAMPAGN...

Ref : A22062EHO95

At 95660 Champagne-sur-Oise, in a prime position with panoramic views, this stunning bourgeois house is conveniently located for the schools, shops, market and restaurants of nearby L'Isle-Adam. Built to a very high standard, the house has a unique timeless quality with oak parquet floors a marble fireplace and ceiling moldings.

## DESCRIPTIF

GROUND FLOOR (Ceiling height 3.1 m)

ENTRANCE - 3.7 m2 patterned tiled floor.

KITCHEN - 15.5 m2 tiled floor, gas hob, oven, extractor, dishwasher, fridge freezer. Room for a breakfast table and access to garden terrace by double French doors.

HALL - 12.3 m2 solid oak parquet flooring leading to a beautiful period staircase.

DINING ROOM - 27.3 m2 solid oak parquet flooring, access to garden terrace by double French doors.

LIVING ROOM - 25.6 m2 Marble fireplace, solid oak herringbone parquet flooring.

DRAWING ROOM - 16.8 m2 solid oak herringbone parquet flooring, period ceramic stove.

GUEST BEDROOM 7/ OFFICE - 10.54 m2 solid oak parquet flooring.

CORRIDOR - 7.32m2 tiled floor, floor to ceiling cupboards.

WC - 1,5m2 with washbasin, tiled floor.

SCULLERY - tiled floor, with access to the garden.

FIRST FLOOR (Ceiling height 2.9 m)

LANDING - 6.2 m2.

WC - 2.6 m2 with washbasin and leaded window.

CORRIDOR - 4.1 m2 storage cupboard.

BEDROOM 1 - 16.8 m2 built in cupboards.

BEDROOM 2 - 25.6 m2 built in wardrobes, with French doors onto a 2.8m2 balcony overlooking the valley.

BEDROOM 3 - 9.3 m2 solid oak parquet flooring.

BEDROOM 4 - 19.2 m2 solid pitch pine flooring.

BATHROOM - 9.1 m2 with bath and separate shower, art fittings, tiled floor.

SHOWER ROOM - 7.8 m2 tiled floor and storage cupboard.

SECOND FLOOR (Ceiling height 2.8 m)

LANDING - 5.7 m2 tiled floor.

BEDROOM 5 - 10,2 m2 (16.4 m2 total space), carpet, exposed beams.

BEDROOM 6 - 17.6 m2 (19.3 m2 total space), carpet, exposed

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A22062EHO95>

COMPLETE FILE AND PHOTO ON REQUEST

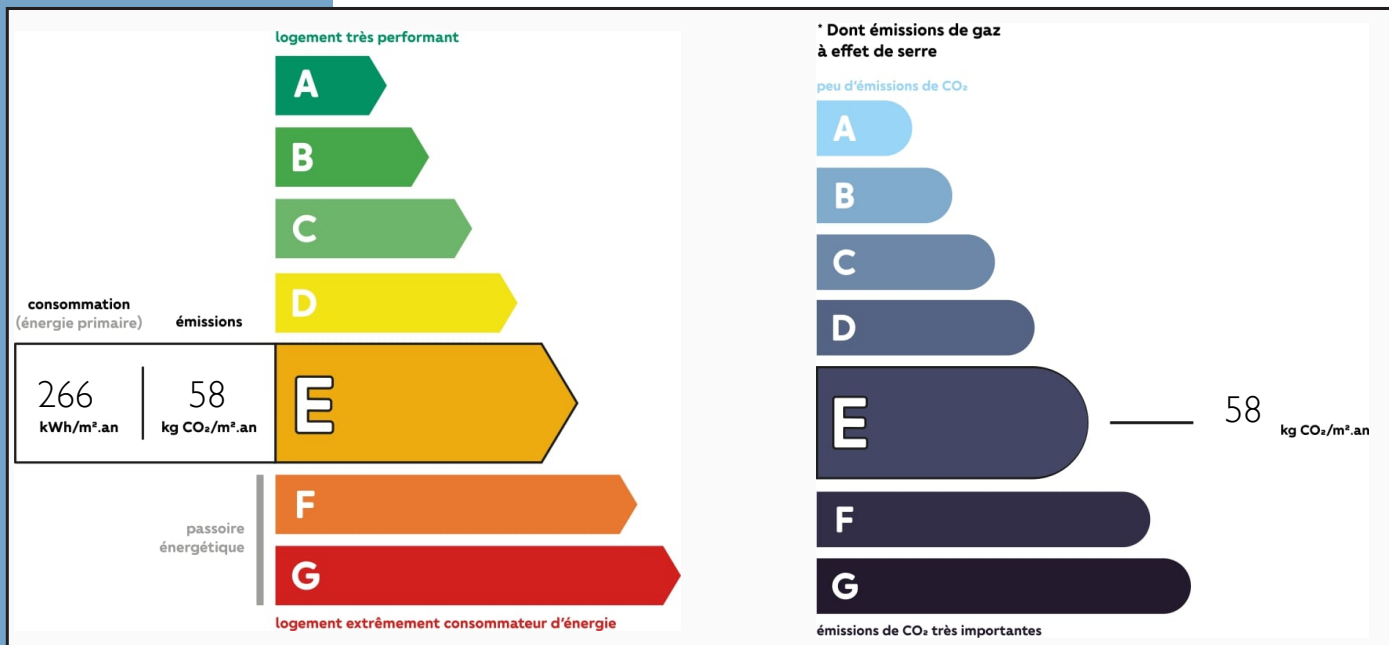


UNDER OFFER BEAUTIFUL  
7-BEDROOM MANSION WITH  
SWIMMING POOL AND POOL  
HOUSE FOR SALE AT 95660  
CHAMPAGN...

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

Ref : A22062EHO95

## ENERGIE-DPE



## NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A22062EHO95  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)