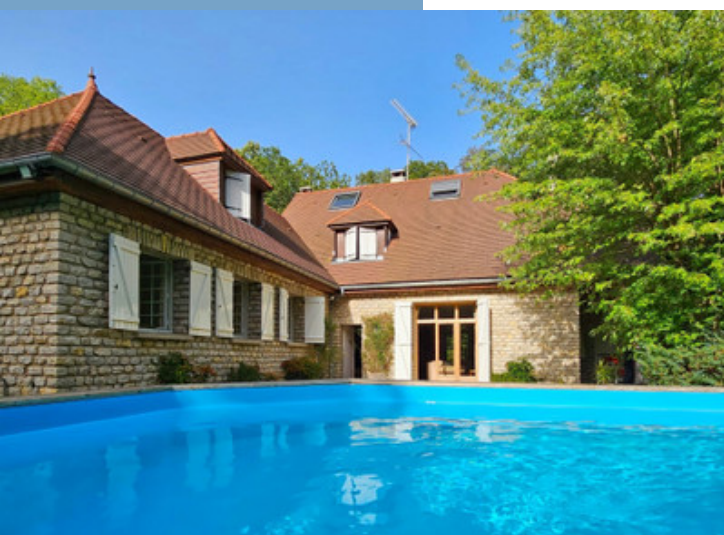




CLOSE TO THE RAMBOUILLET FOREST, 300M²
HOUSE, TWO LEVELS, 6 BEDROOMS. 2HA OF
WOODED GROUNDS AND SWIMMING POOL.

CLOSE TO THE
RAMBOUILLET FOREST,
300M² HOUSE, TWO
LEVELS, 6 BEDROOMS. 2HA
OF WOODED GROUNDS
AND SWI...



PROPERTY FACT FILE

REFERENCE	A24016BTX78
PRICE	€ 1,200,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	5
ACCOMMODATION	378 m ²
LAND	20000 m ²
TOWN	Rambouillet
DEPARTMENT	
LOCATION	
TYPE	Maison, Country House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, River Frontage, Garage

*Price based on current exchange rate which is subject to change



- Pleasant volumes, good layout
- Very quiet and green surroundings
- Access toward Paris by car (45') or train (34')
- Pristine condition, ready to move in
-

CLOSE TO THE
RAMBOUILLET FOREST,
300M² HOUSE, TWO
LEVELS, 6 BEDROOMS.
2HA OF WOODED
GROUNDS AND SWI...
Ref : A24016BTX78

Rambouillet - Beautiful property situated in the Rambouillet forest of approx. 3,229 ft² on over 4.94 acres of wooded grounds. Very quiet and discreet setting, 50' by car from Paris or 34' by train (to Gare Montparnasse), this two-storey pleasure house provides a flowing, user-friendly layout offering 6 bedrooms and an independent flat, and

DESCRIPTIF

Set in unspoilt surroundings in the Rambouillet national forest, this property of approx. 3,229 ft² sits in wide wooden grounds of 4.94 acres. Away from the noise, but nevertheless close to road access to Paris (50') or Rambouillet train station (train line N, 34' to Gare Montparnasse), this pleasure residence stands out at the end of a wide gravelled driveway.

The fluid, user-friendly interior layout is structured as follows:

° On the ground floor, the entrance hall leads to the left-hand side of the fully-equipped kitchen and double access to the outside by french windows, then to the right-hand side to 3 bedrooms and a games room.

° A few steps down the central axis spans the vast cathedral lounge (50m²) with its fireplace and wood burner, the raised dining room and the master bedroom with its large bathroom. The windows and french windows in this suite open out generously in several directions onto the terrace, the surroundings and the swimming pool.

° The first floor, accessible by a wooden staircase from the living room, provides a beautiful mezzanine office area (depending on your wishes), followed by 3 bedrooms, 2 bathrooms and a WC.

° On top of the garage, which is part of the house, spans a large independent flat with separate access, encompassing 2 bedrooms, a bathroom, a kitchen and a toilet.

This property, fully fenced and secure with access via an automatic gate, is presented in pristine condition and it is possible to move in immediately.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A24016BTX78>

COMPLETE FILE AND PHOTO ON REQUEST

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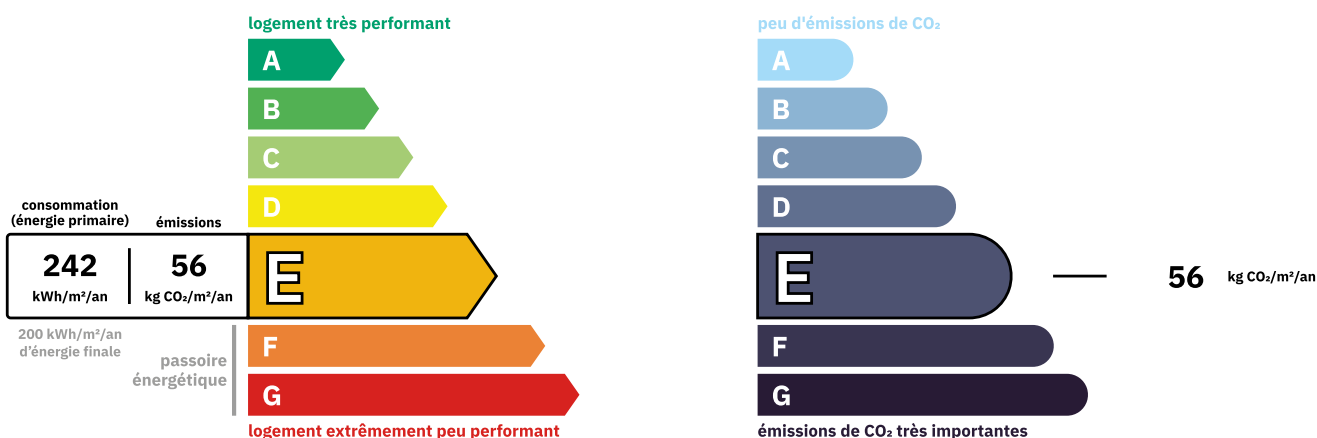


CLOSE TO THE RAMBOUILLET
FOREST, 300M² HOUSE, TWO
LEVELS, 6 BEDROOMS, 2HA OF
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ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 6640 € and 9040€ 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.

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

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FILE COMPLETE
AND PHOTOS
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