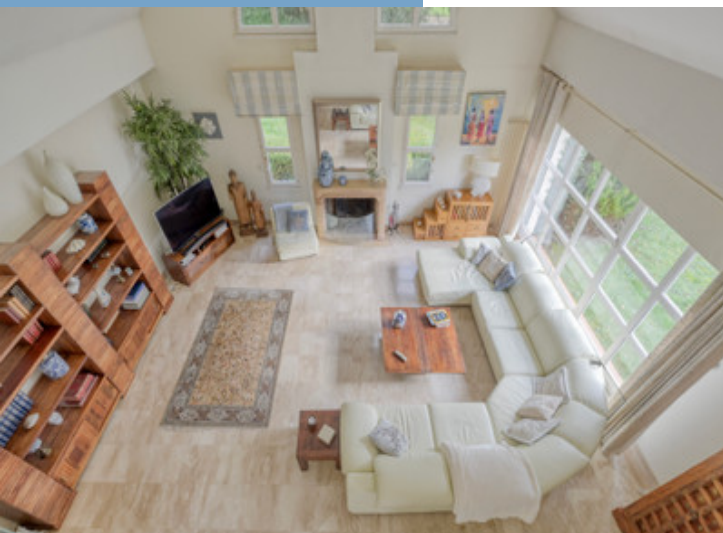
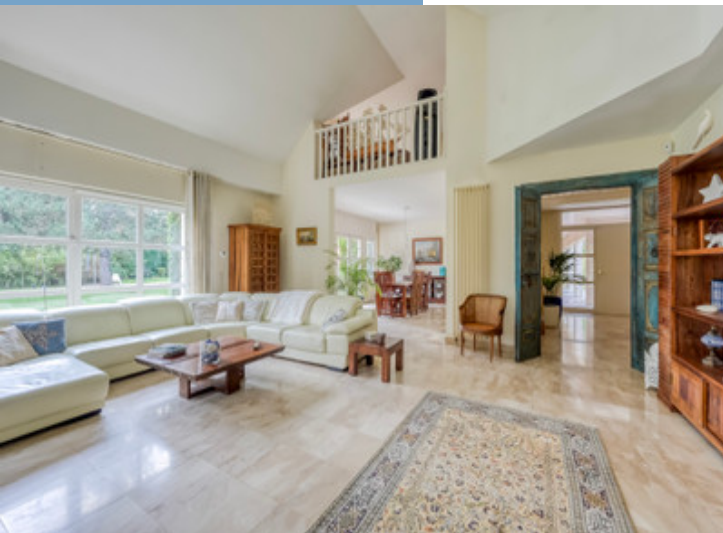




## EXCEPTIONAL PROPERTY WITH HEATED POOL AND DIRECT ACCESS TO ETIOLLES GOLF COURSE



EXCEPTIONAL PROPERTY  
WITH HEATED POOL AND  
DIRECT ACCESS TO  
ETIOLLES GOLF COURSE...



PROPERTY FACT FILE	
REFERENCE	A24373MGL91
PRICE	€ 1,690,000 £ 1,425,988* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	393 m <sup>2</sup>
LAND	2107 m <sup>2</sup>
TOWN	Étiolles
DEPARTMENT	Essonne
LOCATION	Town property
TYPE	
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, River Frontage
*Price based on current exchange rate which is subject to change	



- Privileged environment
- Secured residence
- 5 bedrooms, including one on the ground floor
- 11x5m heated and secure swimming pool
- Direct access to golf course

EXCEPTIONAL PROPERTY  
WITH HEATED POOL  
AND DIRECT ACCESS TO  
ETIOLLES GOLF COURSE...

Ref : A24373MGL91

A unique property for lovers of GOLF and NATURE.

Just 30 minutes from Paris, in an exceptional setting in the heart of the Sénart forest, this magnificent property is located directly on the Etiolles golf course, in a gated, secure residence. It benefits from uninterrupted views and DIRECT ACCESS TO THE GREEN.

## DESCRIPTIF

For GOLFERS or lovers of QUIETNESS and NATURE.

Just 30 minutes from Paris, in an exceptional setting in the heart of the Sénart forest, this magnificent property is located directly on the Etiolles golf course, in a gated, secure residence. It benefits from unobstructed views and DIRECT ACCESS TO THE GREEN. The 400 sqm house is set in 2107 sqm of enclosed, private, landscaped grounds with trees and a heated 11 x 5m swimming pool.

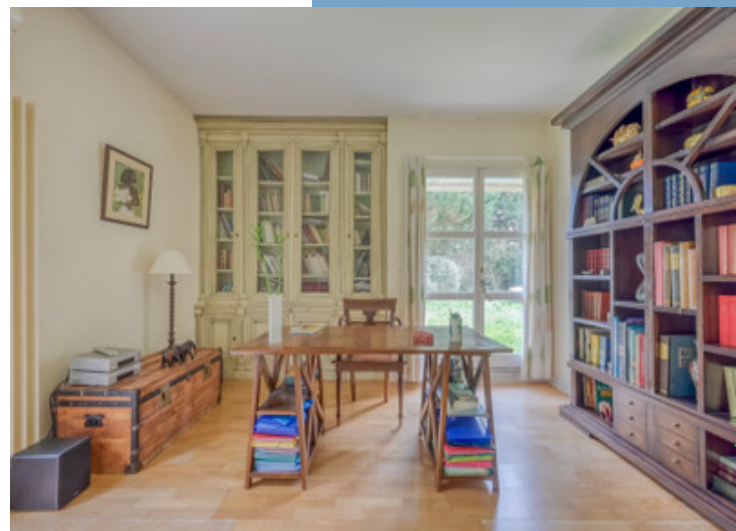
As soon as you enter, the tone is set : volume and luminosity. You enter into a vast cathedral hall with nearly 6m high ceilings, cloakroom and guest toilet. The impression of space is all the more pleasant as it continues into the living room, which benefits from the same volume. This bright room boasts large picture windows opening onto the terrace and garden, as well as a beautiful marble fireplace. This is followed by the dining room, then the fully fitted and equipped kitchen. Both rooms open onto the terrace and garden. A fitted laundry room and scullery/boiler room complete the space. At the other end of the first floor is a night space comprising a 60 sqm master suite with full bathroom, dressing room and study, as well as a bedroom and shower room with toilet. Access to the second floor is via two independent staircases that lead to a mezzanine living room with balcony, a vast room (over 40sqm) now used as an office, three large bedrooms and two bathrooms, and a large bedroom with en-suite shower room.

The enclosed landscaped garden with

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A24373MGL91>

COMPLETE FILE AND PHOTO ON REQUEST

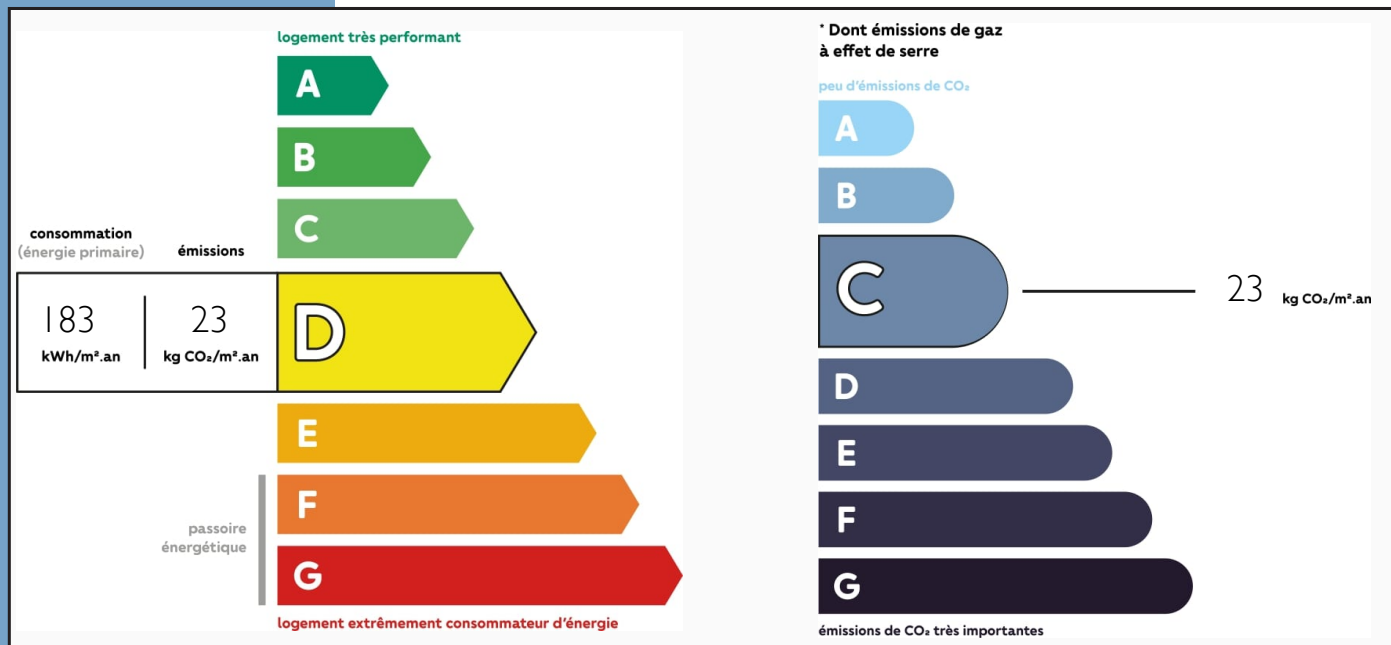


EXCEPTIONAL PROPERTY  
WITH HEATED POOL AND  
DIRECT ACCESS TO ETIOLLES  
GOLF COURSE...

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

Ref : A24373MGL9I

## 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 :A24373MGL9I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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