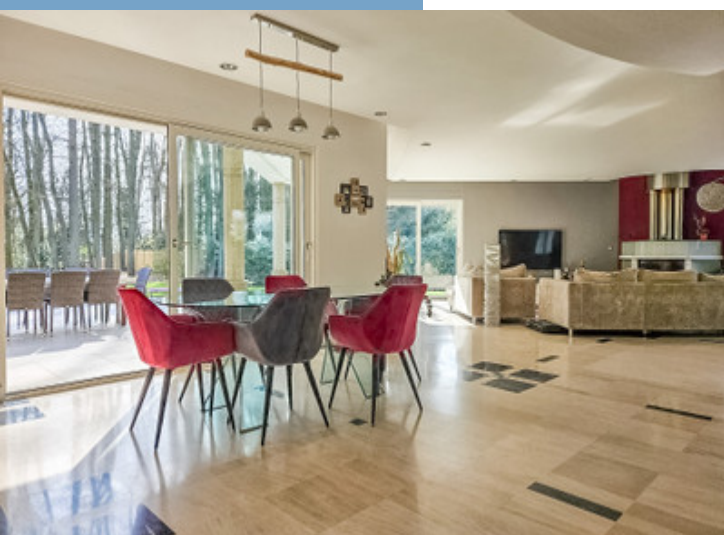




ARCHITECT-DESIGNED HOUSE IN ANDILLY (95)
ON 3 LEVELS. VERY QUIET, NOT OVERLOOKED,
WOODED GARDEN, TERRACE.

ARCHITECT-DESIGNED
HOUSE IN ANDILLY (95)
ON 3 LEVELS. VERY QUIET,
NOT OVERLOOKED,
WOODED GARDEN, TE...



PROPERTY FACT FILE	
REFERENCE	A27913MLV95
PRICE	€ 1,495,000 £ 1,267,087* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	510 m ²
LAND	5000 m ²
TOWN	Andilly
DEPARTMENT	Val_d_Oise
LOCATION	50km or less to airport
TYPE	
CONDITION	Good condition
FEATURES	Mains Drains, Walking distance to shops, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Exceptional volumes
- Bathed in light
- Top-of-the-range services
- At the edge of the forest
- Fully enclosed plot

ARCHITECT-DESIGNED
HOUSE IN ANDILLY (95)
ON 3 LEVELS. VERY QUIET,
NOT OVERLOOKED,
WOODED GARDEN, TE...

Ref : A27913MLV95

Andilly (95) - Architect-designed 10-room house - 510m², built in 1997 - On the edge of the Montmorency forest, in landscaped grounds of 5,000m² with swimming pool, this property comprises a majestic entrance hall on the ground floor, a top-of-the-range 35m² kitchen with utility room, and a large 84m² living room opening onto a

DESCRIPTIF

This exceptional house, is one of a kind. As soon as you cross the threshold, you'll be captivated by its exceptional volumes and enchanting light. On the ground floor, a vast entrance hall with a dizzying height of 5.70 metres welcomes you. The modern kitchen, with its central Italian marble island, is a true masterpiece. The dining room, opening onto a sunny terrace, is perfect for family meals, while the double lounge with its open fireplace invites you to relax.

A majestic staircase leads you to the night area, where you will discover :

- Two light-filled suites with elegant dressing rooms
- A first bedroom
- A shower room
- Two study rooms

The 3-metre-high attic is ready to be converted as you wish.

The fully tiled basement offers a multitude of spaces:

- A games and sports room, ideal for entertaining
- A guest bedroom with en suite shower room, perfect for entertaining friends and family
- A practical laundry room
- A workshop for DIY enthusiasts.

Outside, there is ample parking, a carport for several vehicles and a garden shed. The wooded, fully enclosed grounds will keep prying eyes away.

Much more than just a house, this is a haven of peace where every detail has been carefully thought through. Come and discover this hidden gem, where the harmony between inside and outside creates an incomparable living experience.

Surface area details :

- House 510m² = 2,813 euros/m².
- Total living space --> 510m²; Land: 5 000m².

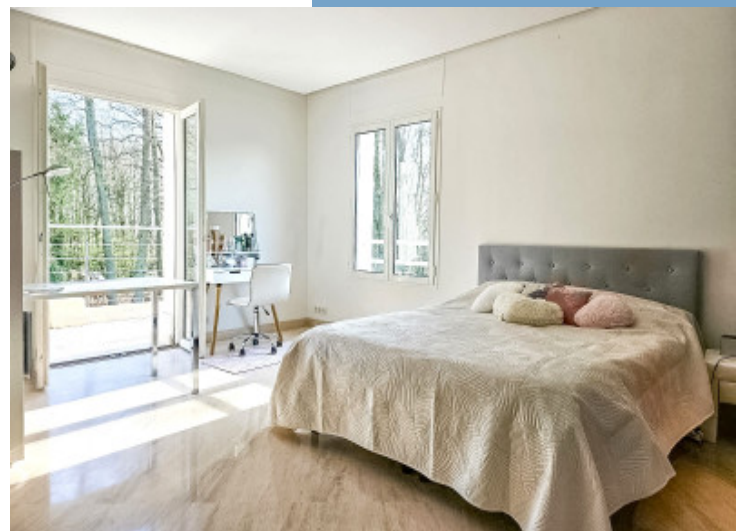
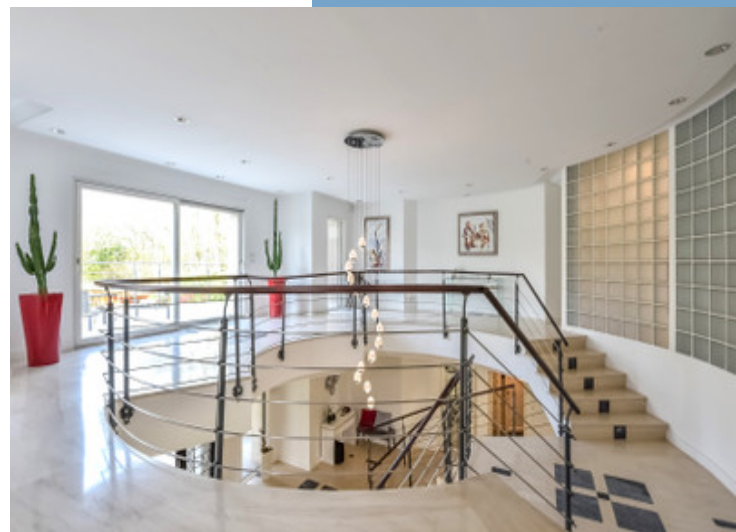
Room details :

- Entrance 42

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27913MLV95>

COMPLETE FILE AND PHOTO ON REQUEST

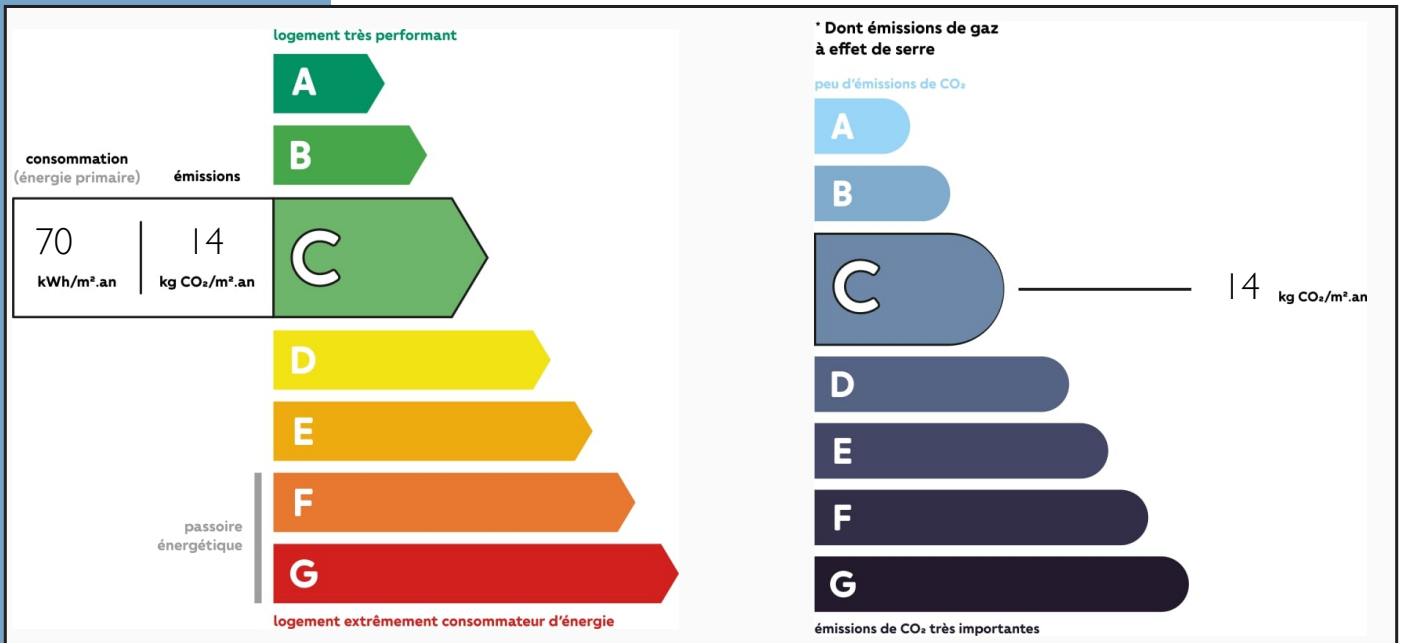


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HOUSE IN ANDILLY (95) ON 3
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ENERGIE-DPE

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 : A27913MLV95
FILE COMPLETE
AND PHOTOS
ON REQUEST

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