



MANOR HOUSE WITH OUTBUILDINGS ON 5
ACRES. SWIMMING POOL, PARTY PAVILION,
POND, 41' FROM PARIS.

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PARTY PAVILION, POND,
41' FROM PARIS....



PROPERTY FACT FILE	
REFERENCE	A24833BTX77
PRICE	€ 2,450,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	5
ACCOMMODATION	650 m ²
LAND	20000 m ²
TOWN	Coulommiers
DEPARTMENT	
LOCATION	Village property
TYPE	Manoir, Maison de Maitre
CONDITION	
FEATURES	Swimming Pool, Lake, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Fully renovated, pristine condition
- Less than 1h from Paris, by train or by car
- Superb wooded park, century-old trees
- Potential liberal profession
- Energy efficiency Class C

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ACRES. SWIMMING POOL,
PARTY PAVILION, POND,
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Mortcerf (77163) - Set in the woodlands of the Brie region between Paris and Coulommiers - Video and virtual tours on request - Sumptuous 19th century property, magnificently restored, renovated and modernised while retaining its period features, with guest house (2 bedrooms), caretaker's house, party pavilion, greenhouse, ponds

DESCRIPTIF

Mortcerf (77163) - Set in the woodlands of the Brie region between Paris and Coulommiers - Video and virtual tours on request - Sumptuous 19th century property, magnificently restored, renovated and modernised while retaining its period features, with guest house (2 bedrooms), caretaker's house, party pavilion, greenhouse, ponds with grotto and large heated indoor swimming pool. This property in pristine condition is set in 5 acres of parkland adorned with majestic century-old trees.

Built over three floors, plus converted attic space and a full basement, the main house - of approx. 650 m² (7,000 ft²) - encompasses 15 rooms including 10 bedrooms arranged as follows:

° Ground Floor :

Entrance hallway leading to a vast living room of 70m² (750 ft²), the main staircase leading to the upper floors, a reception area with a fireplace, the dining room with French windows opening onto the winter garden, the separate and fully equipped kitchen also with independent access and a small dining room next to it. Antique parquet flooring in all the rooms, mouldings, fireplaces, numerous built-in storage cupboards.

° First floor :

Two staircases lead to the first floor; a circular corridor leads to the various bedrooms (4 to 6) with lovely park views, bathroom and shower room.

° Second floor :

Also served by a circular corridor, 5 rooms / bedrooms are arranged around the four sides of the building. Bathroom and shower room.

° Top floor :

Large single space of 145 m² (1,560

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A24833BTX77>

COMPLETE FILE AND PHOTO ON REQUEST



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

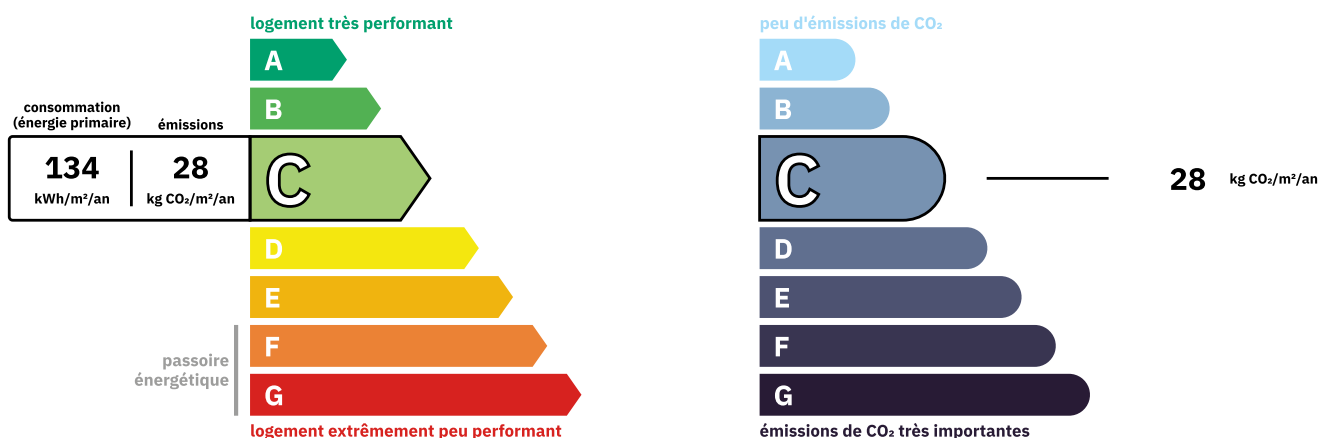
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PAVILION, POND, 41' FROM
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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 Moderately efficient
Estimated annual energy costs
between 4170 € and 5680€ 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.

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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 : A24833BTX77
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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