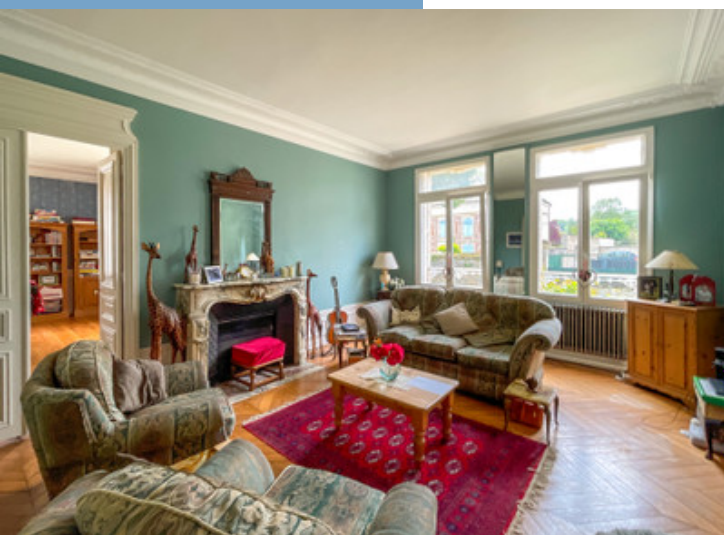




MAGNIFICENT 16ROOM MANSION WITH 2 BEDROOM 4* GÎTE FOR SALE AT 60250 MOUY

MAGNIFICENT 16ROOM
MANSION WITH 2
BEDROOM 4* GÎTE FOR
SALE AT 60250 MOUY...



PROPERTY FACT FILE	
REFERENCE	A29881EHO60
PRICE	€ 875,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	5
ACCOMMODATION	420 m ²
LAND	3152 m ²
TOWN	Mouy
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Villa, Family Home
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Gorgeous mansion with 4* gîte in the grounds
- Shops, schools, and market at nearby town centre
- Outside terrace overlooking private gardens
- A short walk to train station with links to Paris
- Proximity to Paris and CDG Airport

MAGNIFICENT 16ROOM
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At 60250 Mouy, in a prime position, this stunning bourgeois house is conveniently located for schools, shops, market and restaurants . Built to a very high standard, the house has retained many of its original features including oak parquet floors, marble fireplaces and ceiling moldings. Ground floor: entrance, 2 large living rooms, dining room,

DESCRIPTIF

Offering a superb quality of life for a family this magnificent bourgeois mansion offers the best of everything that French life has to offer. Located close to the centre of Mouy all your day to day amenities, shops and restaurants are only a short walk away. Once inside the walled gardens you are in the perfect environment to enjoy life, whether you enjoy the peace of the wonderful gardens, or you enjoy receiving guests and entertaining. Well located for local and international travel the house offers proximity to Paris as well as the historic towns of Senlis and Chantilly which are such a pleasure to visit. Included in this sale is a beautiful gîte of 80m2 that is independent of the house and that offers a regular source of income.

GROUND FLOOR : ENTRANCE - 20 m2 patterned tiled floor; DINING ROOM - 28 m2 solid oak parquet flooring, access to garden terrace by double French doors. LARGE LIVING ROOM - 39 m2 solid oak parquet flooring, access to the garden by double french doors. LIVING ROOM - 26 m2 Marble fireplace, solid oak parquet flooring. GUEST BEDROOM - 18 m2 solid oak parquet flooring. SHOWER ROOM – 2.5m2, WC - 4m2 with washbasin, tiled floor, KITCHEN - 19 m2 original tommette tiled floor, gas hob, oven, extractor, dishwasher, fridge freezer. Room for a breakfast table and access to garden terrace.

FIRST FLOOR : LANDING - 14 m2. WC - 3 m2. CORRIDOR - 9 m2 with storage cupboards. MASTER BEDROOM SUITE - 28 m2 with oak parquet floor and marble chimney; BATHROOM –



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29881EHO60>

COMPLETE FILE AND PHOTO ON REQUEST

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

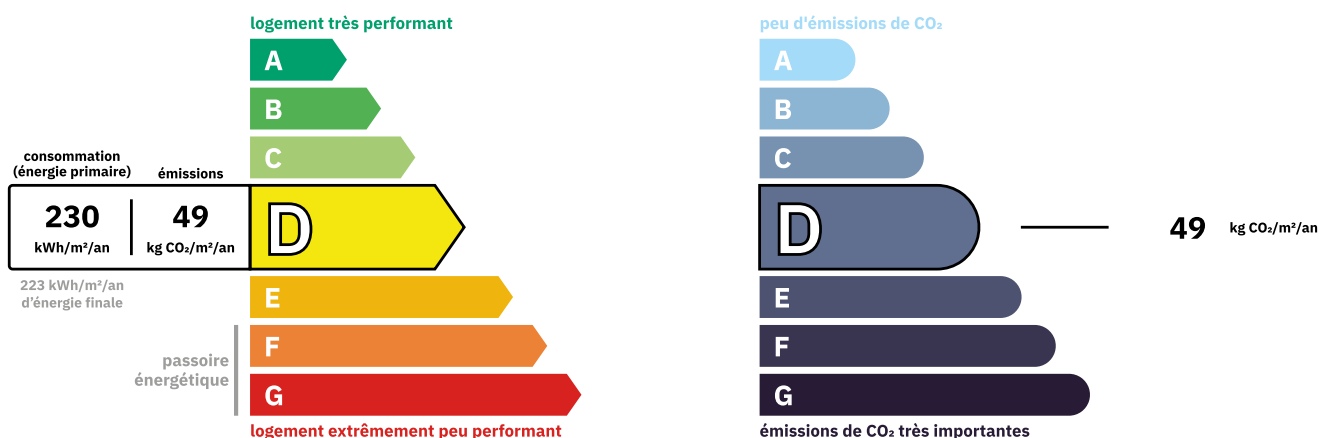
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MAGNIFICENT 16ROOM
MANSION WITH 2 BEDROOM
4* GÎTE FOR SALE AT 60250
MOUY...

Ref : A29881EHO60

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 5540 € and 7540€ 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
ON REQUEST

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