



4 BEDROOM HOUSE WITH APARTMENT AND  
BEAUTIFUL WOODLAND GARDEN AT 95560  
CHAUVRY 23 KM FROM PARIS



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PARIS...



PROPERTY FACT FILE	
REFERENCE	A36992EHO95
PRICE	€ 1,150,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	357 m <sup>2</sup>
LAND	10993 m <sup>2</sup>
TOWN	Chauvry
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Country House, Villa
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Unique character house in a calm environment
- Beautiful reception areas of 105 m<sup>2</sup>
- Wonderful terraces overlooking beautiful gardens
- Proximity to Paris and CDG Airport
- Peace and quiet of the Forest of Montmorency

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In the picturesque village of Chauvry near Saint-Leu-La-Forêt, this unique character house featuring magnificent Norman half-timbering, offers the benefits of modern living in a calm village setting just 40 minutes from Paris.

The house features a huge double living room and dining room with

## DESCRIPTION

Exceptional Property in Chauvry

This remarkable character residence in Chauvry showcases magnificent Norman half-timbering and distinctive French architectural heritage, perfectly situated just 30 minutes from Paris in the verdant Val-d'Oise department.

### EXCEPTIONAL LIVING SPACE

Set on beautifully landscaped grounds, this manor house offers an impressive 356.91 m<sup>2</sup> (3,842 sq ft) of living space distributed across two levels, harmoniously blending historical elegance with modern comforts.

The interior reveals a breathtaking great living room with cathedral ceilings adorned with authentic whitewashed exposed beams. The magnificent main salon (36 m<sup>2</sup>) features terracotta tile flooring and abundant natural light streaming through French doors that open to the tranquil gardens.

### SPACE DISTRIBUTION

The property boasts exceptional living spaces including:

- Four elegant bedrooms including a ground floor suite
- Spectacular kitchen of 24.40 m<sup>2</sup> (263 sq ft)
- Multiple salon areas totalling over 105 m<sup>2</sup> (753 sq ft)
- An independent studio of 40 m<sup>2</sup> (430 sq ft)

The architectural splendour continues with a stunning stone fireplace, rustic chandelier, and authentic period details throughout. The mezzanine area (25.80 m<sup>2</sup>) provides additional character and functionality.

### PRIVILEGED ENVIRONMENT

Located in the Val-d'Oise department in the Île-de-France region, Chauvry is a charming village benefiting from an exceptional natural setting, just 23 kilometres (14 miles) from Paris. The prope...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36992EHO95>

COMPLETE FILE AND PHOTO ON REQUEST



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

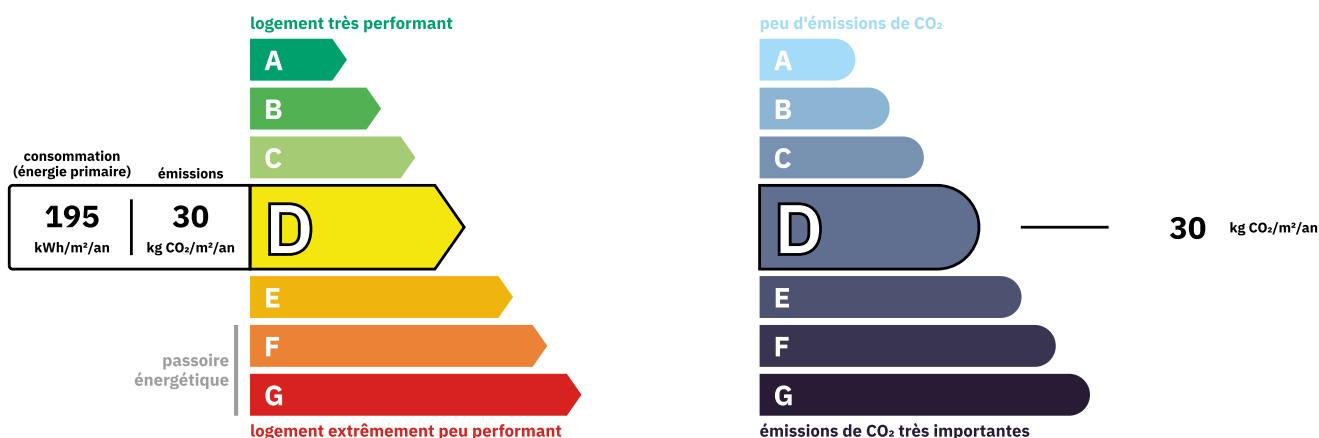
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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 **Poorly efficient**  
Estimated annual energy costs  
between 3550 € and 4870€ for 2021

## NOTICE

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## CONTACT

Réf : A36992EHO95  
FILE COMPLETE  
AND PHOTOS  
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**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)