



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	€ 1,250,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	357 m ²
LAND	10993 m ²
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 m²
- 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

DESCRIPTIF

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 m² (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 m²) 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 m² (263 sq ft)
- Multiple salon areas totalling over 105 m² (753 sq ft)
- An independent studio of 40 m² (430 sq ft)

The architectural splendour continues with a stunning stone fireplace, rustic chandelier, and authentic period details throughout. The mezzanine area (25.80 m²) 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 property

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

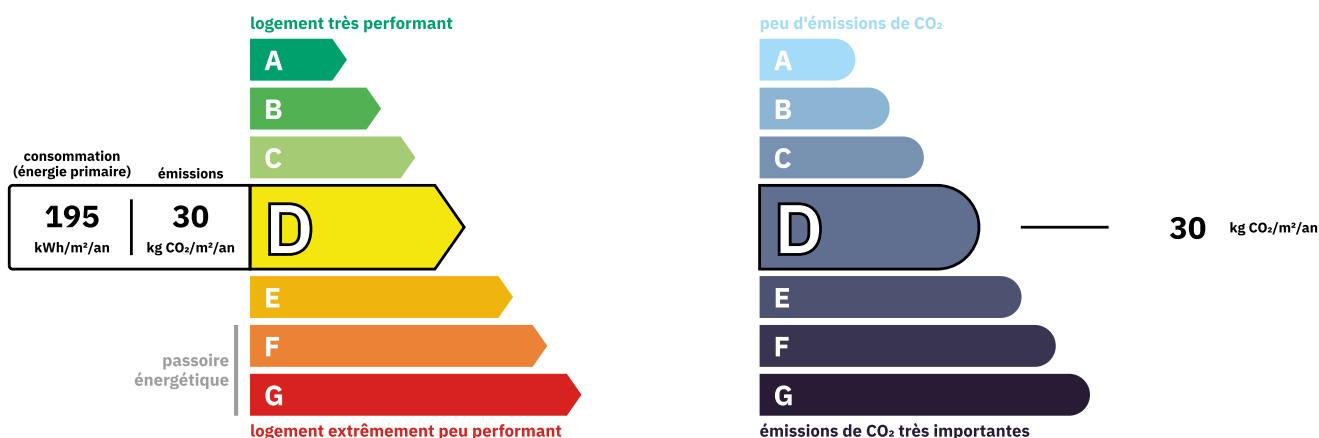
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ENERGIE-DPE

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

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 : A36992EHO95
FILE COMPLETE
AND PHOTOS
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