



MAGNIFICENT CHÂTEAU XVI^e SIÈCLE - LE
COUDRAY-MONTCEAUX, RER D STATION 260M,
VIEW OVER SEINE, BUILDABLE, CALM

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PROPERTY FACT FILE	
REFERENCE	A38187GBR91
PRICE	€ 1,300,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	13
BATHROOM	5
ACCOMMODATION	700 m ²
LAND	8361 m ²
TOWN	Le Coudray-Montceaux
DEPARTMENT	
LOCATION	Village property
TYPE	Maison familiale
CONDITION	To be renovated, Good condition
FEATURES	Mains Drains, River Frontage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- RER D station 260m - Paris 47 min by train.
- Land 8,361 m². [20% building land]
- Prestigious Panoramic view of the Seine
- Cool microclimate between the Seine & its woods
- Private mooring on the Seine

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An exceptional opportunity to restore this magnificent château to its former grandeur and create a magnificent family home, or for developers to divide it into several dwellings.

Quiet and unoverlooked, it faces south, on a plot of 8,361 m².

DESCRIPTIF

It's easy to see why this idyllic spot on the Seine, with its breathtaking panoramic views, gave rise to one of the greatest love stories ever experienced by a French king. The Château du bas-Coudray, built as a residential retreat away from the castle of the lord of COUDRAY, whose main residence was in the grounds of the Golf du Coudray-Montceaux, 1.4 km away.

Welcoming, warm and harmonious, this prestigious château is practical for those who want to live in the countryside while being close to the heart of Paris, just 47 minutes away by RER. Sheltered between the wooded slopes surrounding the Belle Gabrielle staircase and the Seine, it enjoys a cool microclimate during the hot summer months. The slopes and trees provide a peaceful environment just 2.7 km from the A6 motorway.

THE CHÂTEAU COMPRISES

GARDEN GROUND:- 165.8 m² Semi-buried, with large windows facing north and the garden in front of the château.

DEBARRAS - 5.0 m² - LIBRARY - 47.2 m² - BEDROOM 3 - 9.9 m² - BEDROOM 2 - 11.4 m² - UTILITY ROOM 2 - 4.1 m² - BATHROOM 1 - 6.1 m² - BEDROOM 1 - 10.5 m² - UTILITY ROOM 1 - 4.1 m² - WC 1 - 1.4 m² - CLEARING 2 - 13.2 m² - ENTRANCE - 7.9 m² - CLEARING 1 - 8.9 m² - LIVING ROOM - 29.6 m² - UTILITY ROOM - 4.1 m² - STORAGE ROOM - 2.4 m²

1st FLOOR [Noble] :- 182.3 m² Featuring high ceilings and panelled rooms. Double-glazed windows with internal wooden shutters.

LANDING :- 4.9 m² - LOUNGE 1 :- 54.4 m² - DINING ROOM :- 50.5 m² - ENTRANCE :- 21.4 m² - W.C. 2 :- 1.5 m² -

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38187GBR91>

COMPLETE FILE AND PHOTO ON REQUEST



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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/>

DPE not required.

NOTICE

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CONTACT

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