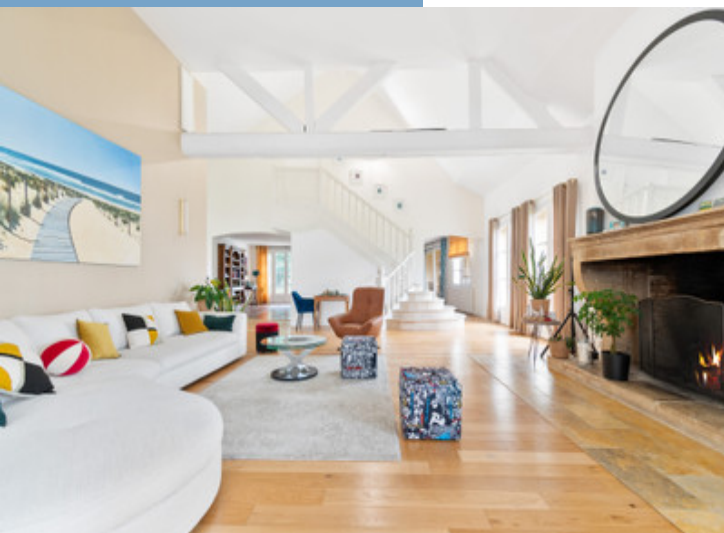
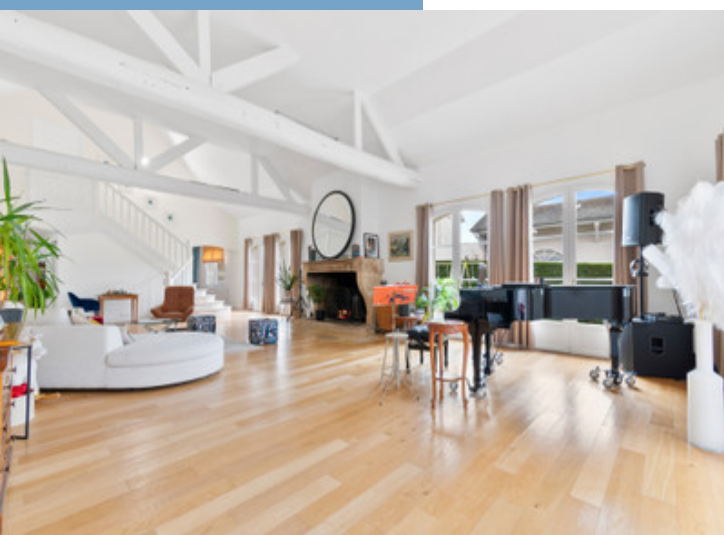




PRESTIGIOUS ESTATE IN NOISY-LE-ROI:
RENOVATED FARMHOUSE WITH POOL, GUEST
HOUSES AND OFFICE SPACE

PRESTIGIOUS ESTATE IN
NOISY-LE-ROI:
RENOVATED FARMHOUSE
WITH POOL, GUEST
HOUSES AND OFFICE
SPACE...



PROPERTY FACT FILE	
REFERENCE	A38244VID78
PRICE	€ 5,500,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (5 300 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	867 m²
LAND	1376 m²
TOWN	Noisy-le-Roi
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Mains Drains, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- Fully renovated character property
- Heated indoor high-end swimming pool
- Includes two independent apartments
- Offices convertible into bedrooms
- Enclosed landscaped garden & garage

PRESTIGIOUS ESTATE IN
NOISY-LE-ROI:
RENOVATED FARMHOUSE
WITH POOL, GUEST
HOUSES AND OFFICE
SPACE...

Ref : A38244VID78

Noisy-le-Roi – In a beautiful and peaceful neighborhood, LEGGETT International is proud to present this magnificent fully renovated farmhouse, offering nearly 900 m² of living space on a landscaped and enclosed plot of 1,376 m². The main house features a turret entrance, heated indoor pool, cathedral-ceiling living room with monumental

DESCRIPTION

This rare property is a true architectural gem, nestled in a peaceful and sought-after setting. This former farmhouse has been fully renovated using noble materials and offers nearly 900 m² of living space, arranged around a central paved courtyard that gracefully connects the various parts of the estate.

From the entrance through the turret, the tone is set: impressive volumes, preserved charm, and high-end finishes. You step directly into a heated indoor swimming pool bathed in natural light thanks to large bay windows, providing a relaxing space all year round.

The cathedral ceiling living room of 180 m² masterfully blends historic elements with contemporary touches: exposed beams, a monumental stone fireplace, sculptural staircase, billiard area, and a large dining room—all designed for refined entertaining. The family kitchen, fully equipped, opens onto a practical utility room, perfect for family meals or large receptions.

The sleeping area includes five bedrooms, including a master suite, each with their own bathroom or shower room, offering comfort and privacy. The main bathroom is a true home spa: marble surfaces, walk-in shower, bathtub, double sinks, separate toilet, and dressing room.

The finished basement includes a games room, boiler room, and wine cellar. Outside, the carefully maintained landscaped garden surrounds the house and features a sauna, multiple sunny terraces, a double garage, and ample parking spaces.

Finally, two independent apartments of...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38244VID78>

COMPLETE FILE AND PHOTO ON REQUEST



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

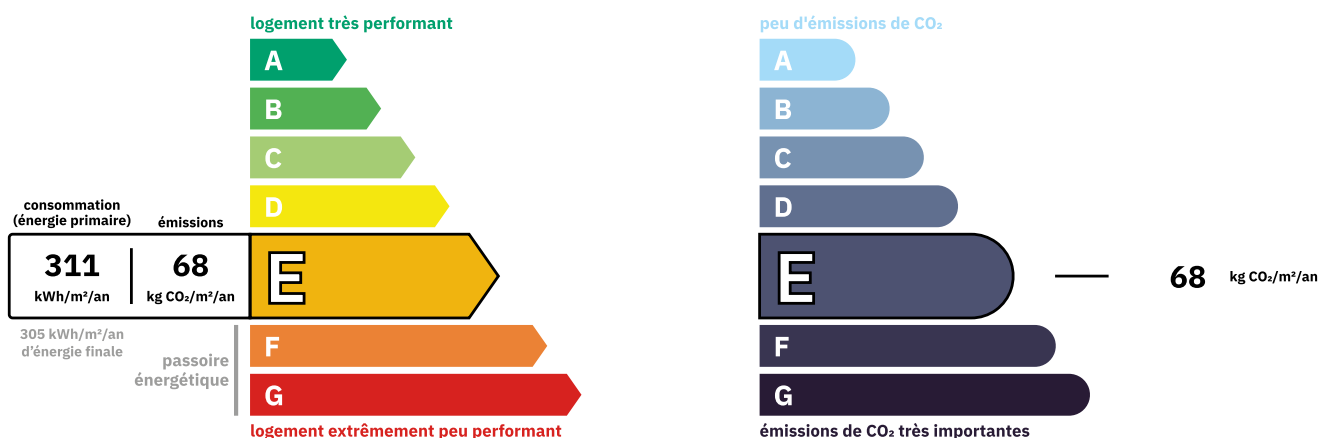
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

PRESTIGIOUS ESTATE IN
NOISY-LE-ROI: RENOVATED
FARMHOUSE WITH POOL,
GUEST HOUSES AND OFFICE
SPACE...

Ref : A38244VID78

ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 14340 € and 19460€ 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

Réf : A38244VID78
FILE COMPLETE
AND PHOTOS
ON REQUEST

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