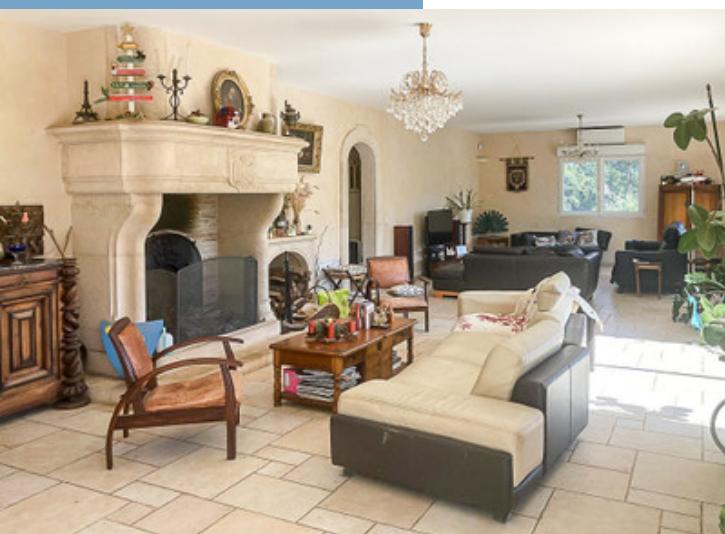




CHARMING 8-BEDROOM PROPERTY WITH POOL  
AND ANNEX ON 8,000 M<sup>2</sup> GROUNDS WITH EASY  
ACCESS TO PARIS.

CHARMING 8-BEDROOM PROPERTY WITH POOL AND ANNEX ON 8,000 M<sup>2</sup> GROUNDS WITH EASY ACCESS TO PARIS....



## PROPERTY FACT FILE

REFERENCE	A39675PES91
PRICE	€ 1,081,000 £ 0*
	*agency fees included: 6 % TTC to be paid by the buyer (1 020 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	3
ACCOMMODATION	306 m <sup>2</sup>
LAND	7999 m <sup>2</sup>
TOWN	Itteville
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

\*Price based on current exchange rate which is subject to change



- Pool with retractable cover and pool house
- Paris less than an hour away, train station 6 min;
- 8 spacious bedrooms + office
- Quiet environment on the edge of the wood
- Independent unit perfect for rental income

CHARMING 8-BEDROOM PROPERTY WITH POOL AND ANNEX ON 8,000 M<sup>2</sup> GROUNDS WITH EASY ACCESS TO PARIS....

Ref : A39675PES91

This elegant 308 m<sup>2</sup> property beautifully combines the charm of the old with modern comfort. Originally built in 1948 and extended in 2003, it is set within nearly 8,000 m<sup>2</sup> of landscaped grounds, offering peace and stunning views of the surrounding woods. The house features 8 spacious bedrooms, a study, a large and bright living room

## DESCRIPTION

Located in a quiet and green environment, this property is less than one hour from Paris. The train station is just 6 minutes by car or 20 minutes by bus, providing fast and regular connections to the capital. The nearby motorway also makes travel simple and convenient. Only a few kilometers away, the Cerny airfield adds further appeal, whether for aviation enthusiasts or specific mobility needs.

The property sits on a plot of almost 8,000 m<sup>2</sup>, offering a true natural setting.

A wooded section at the edge of the grounds ensures privacy and a peaceful atmosphere.

Large open spaces allow for multiple uses: landscaped garden, children's play areas, vegetable garden, or relaxation zones.

The layout of the house and annexes provides a good balance between functionality and discretion.

Covered outside pool and pool house

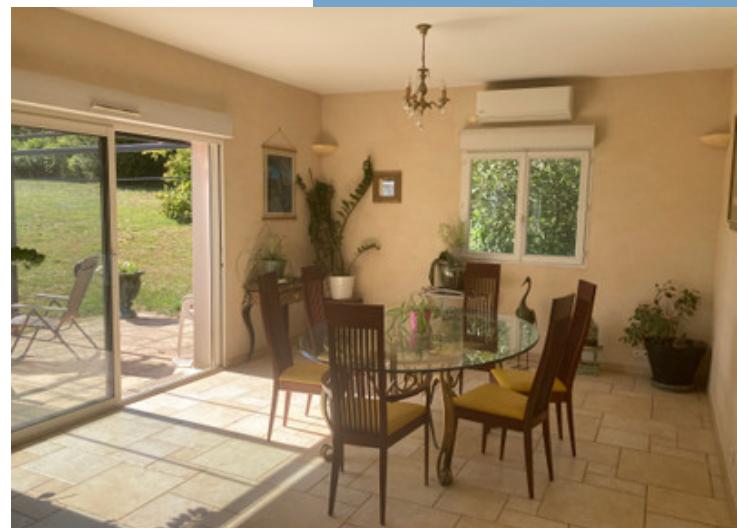
The property features a covered swimming pool, usable for most of the year. Its roof provides comfort and practicality, extending the swimming season.

A pool house complements this space, offering areas suitable for storage or entertaining. This facility represents a genuine added value in terms of usability and outdoor comfort.

Built in 1948 and extended in 2003, the house combines the character of the past with modern comfort. With a total living area of 308 m<sup>2</sup>, it has been designed to welcome family and friends.

8 large bedrooms, suitable for family use or hosting guests.

A spacious living room with fireplace, opening onto a south-facing terrace with excel...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A39675PES91>

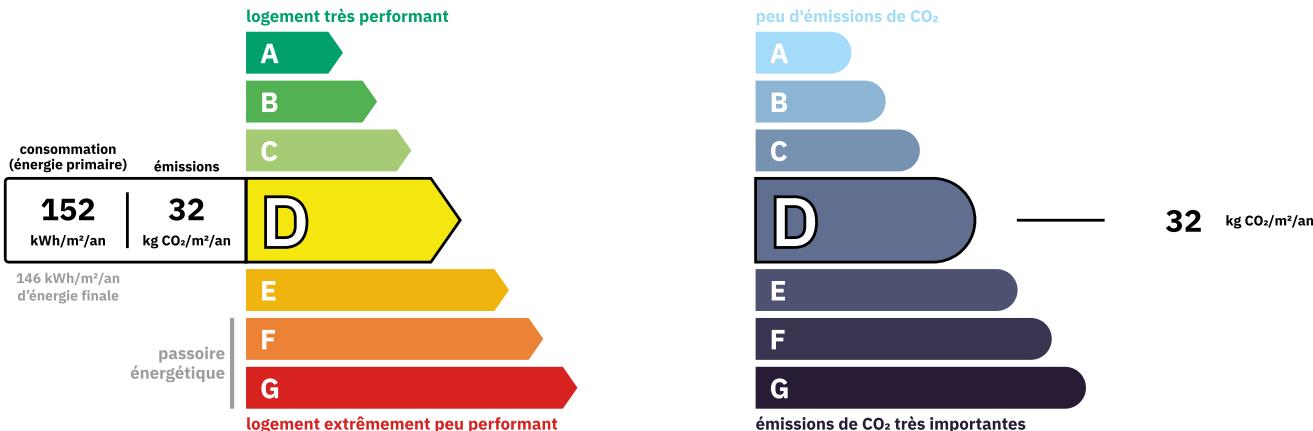
COMPLETE FILE AND PHOTO ON REQUEST

CHARMING 8-BEDROOM PROPERTY WITH POOL AND ANNEX ON 8,000 M<sup>2</sup> GROUNDS WITH EASY ACCESS TO PARIS...

Ref : A39675PES91

## 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 4030 € and 5490€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: 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 : A39675PES91

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**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)