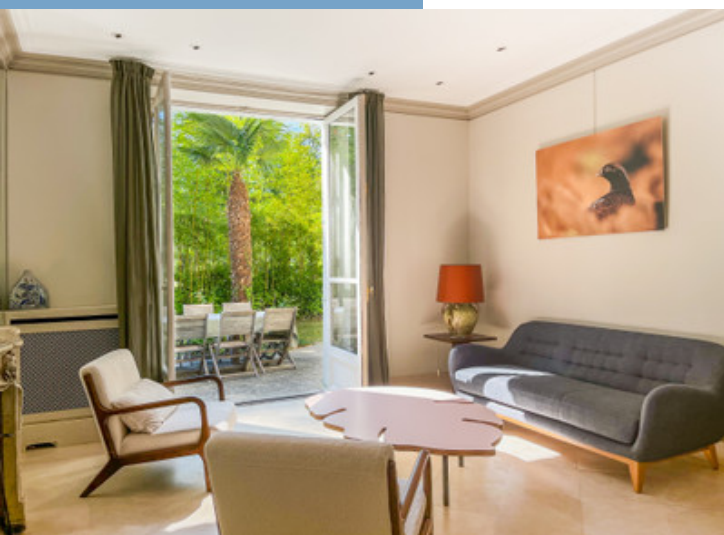
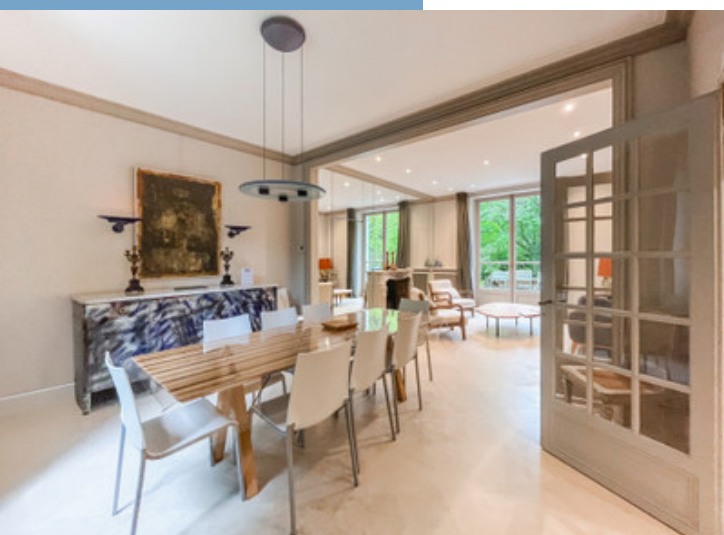




ELEGANT 233 M² MANSION IN HAM 95000, BUILT
IN 1850, WITH A 4,383 M² WOODED GARDEN.

www.leggettprestige.com

ELEGANT 233 M²
MANSION IN HAM 95000,
BUILT IN 1850, WITH A
4,383 M² WOODED
GARDEN....



PROPERTY FACT FILE	
REFERENCE	A40272MLV95
PRICE	€ 1,050,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	233 m ²
LAND	4383 m ²
TOWN	Cergy
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	
CONDITION	Habitable, Good condition
FEATURES	Mains Drains, Private parking, Water on site
*Price based on current exchange rate which is subject to change	



- Quiet environment
- Preserved charm
- Spacious rooms
- Bright
-

ELEGANT 233 M²
MANSION IN HAM 95000,
BUILT IN 1850, WITH A
4,383 M² WOODED
GARDEN....

Ref : A40272MLV95

In the heart of the village of Cergy, just 30 minutes from Paris, this elegant 2,330 sq ft mansion, built in 1850 and set in a 4,750 sq ft wooded garden, offers an elegant and welcoming living environment.

As soon as you enter, with its Belgian black marble and Saumur stone,

DESCRIPTION

In the park, you will find the Hunting Lodge, dating from the same period, where Prince Murat's entourage used to gather. Its interior, with its original wood paneling and wooden tile roof, adds to the charm of this veritable gem.

- Transportation: The property is well connected. You have easy access to the RER A thanks to several nearby stations: Cergy-Préfecture, Cergy-Saint-Christophe, Cergy-Le Haut. These stations allow you to reach Paris in less than an hour.
- Local shops and services: A few minutes away, you will find all the essential amenities: bakeries, pharmacies, supermarkets, banks, and restaurants.
- Major shopping centers: Les Trois Fontaines shopping center, one of the largest in the city with over 150 stores (fashion, home goods, appliances, etc.), as well as national chains (FNAC, Auchan, etc.), is located nearby.
- Living environment: The area is residential, quiet, with beautiful green spaces.

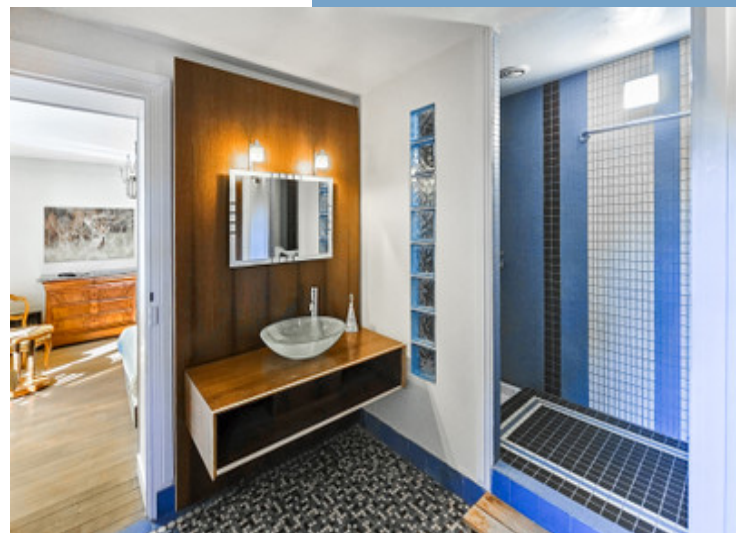
Cergy Village, the historic district of the city of Cergy, has a warm and preserved atmosphere. With its picturesque streets, old stone buildings, and lively little squares, this neighborhood has retained all the charm of a village. It is home to local shops, friendly restaurants, a market renowned for its fresh produce, and several schools and public services.

A true living space, Cergy Village combines tradition and modernity, offering a sought-after residential setting where life is good, while remaining perfectly connected to the rest of th...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40272MLV95>

COMPLETE FILE AND PHOTO ON REQUEST



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

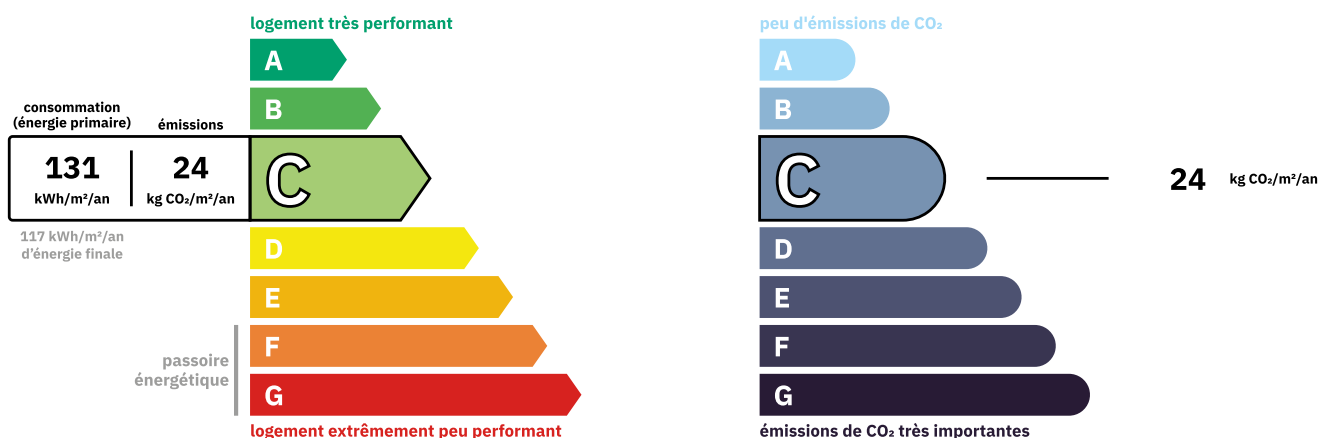
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

ELEGANT 233 M² MANSION IN
HAM 95000, BUILT IN 1850,
WITH A 4,383 M² WOODED
GARDEN....

Ref : A40272MLV95

ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 2100 € and 2900€ for 2021

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 : A40272MLV95
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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