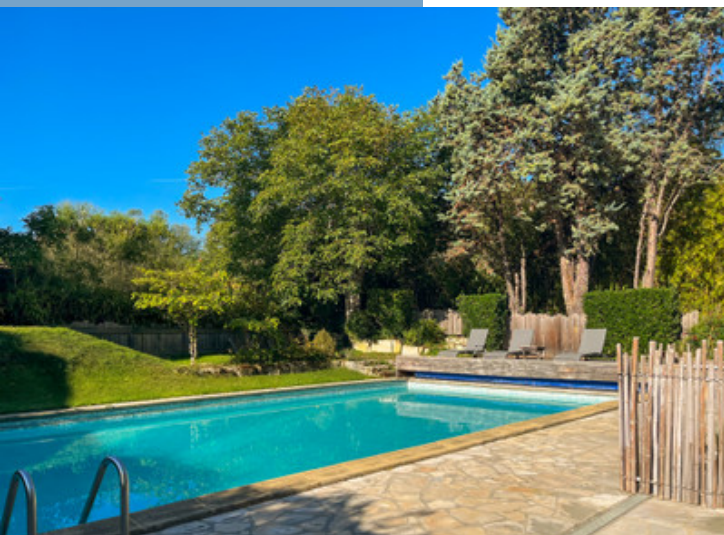




CHARMING 317 M<sup>2</sup> FARMHOUSE WITH GUEST  
HOUSE AND SWIMMING POOL, IN THE CERGY  
VILLAGE, 30 MINUTES FROM PARIS.



CHARMING 317 M<sup>2</sup>  
FARMHOUSE WITH GUEST  
HOUSE AND SWIMMING  
POOL, IN THE CERGY  
VILLAGE, 30 MINUTES  
FROM...



PROPERTY FACT FILE	
REFERENCE	A40327MLV95
PRICE	€ 1,300,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	5
ACCOMMODATION	317 m <sup>2</sup>
LAND	2484 m <sup>2</sup>
TOWN	Cergy
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Mains Drains, Water on site
<small>*Price based on current exchange rate which is subject to change</small>	





- Privileged environment
- Absolute calm
- A place steeped in history
- Spacious rooms
- 

CHARMING 317 M<sup>2</sup>  
FARMHOUSE WITH GUEST  
HOUSE AND SWIMMING  
POOL, IN THE CERGY  
VILLAGE, 30 MINUTES  
FROM...

Ref : A40327MLV95

In the heart of Cergy Village, this renovated 317 m<sup>2</sup> former barn charms with its authenticity and generous proportions. It offers a rare dual potential: to become a spacious family home or to continue operating as a tourist attraction just 30 minutes from Paris.

## DESCRIPTIF

Outside, you will find a 12 x 6 m heated swimming pool, fed by a well, as well as a beautiful 2,484 m<sup>2</sup> garden with trees.

- Transport: 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 district 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 the metropolitan area and Paris.

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Information about risks to which this property is exposed is available on the

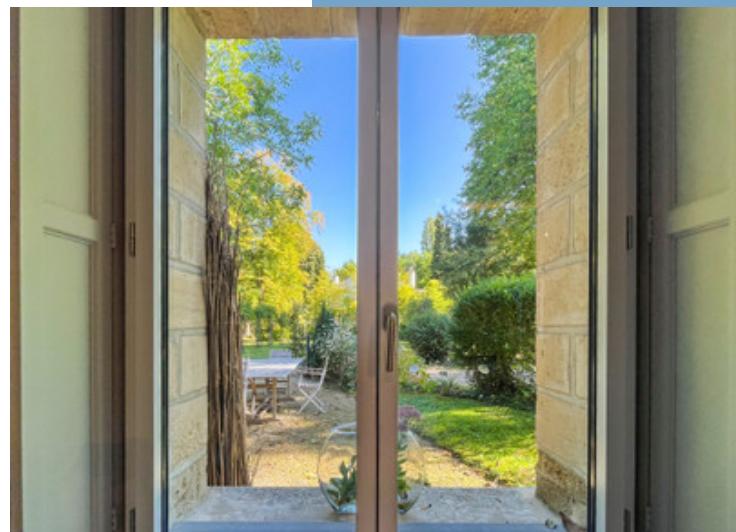
More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40327MLV95>

COMPLETE FILE AND PHOTO ON REQUEST

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

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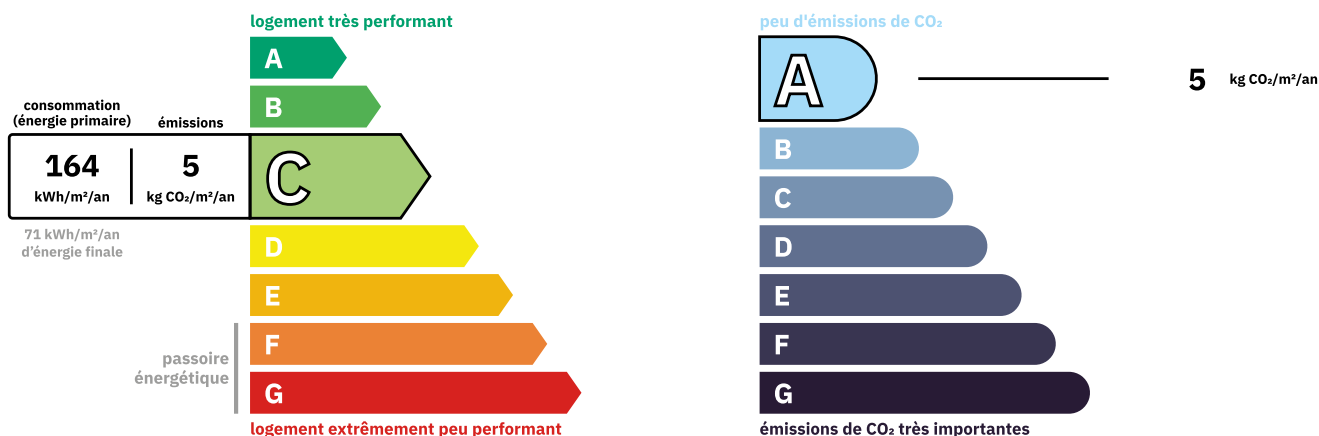


CHARMING 317 M<sup>2</sup>  
FARMHOUSE WITH GUEST  
HOUSE AND SWIMMING  
POOL, IN THE CERGY VILLAGE  
30 MINUTES FROM...

Ref : A40327MLV95

## 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 3110 € and 4260€ 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 : A40327MLV95  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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