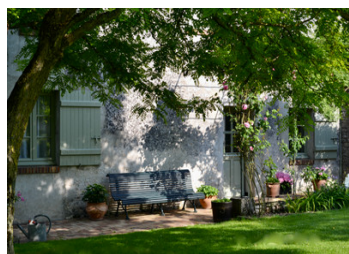


Country property in perfect condition with guest house and barn on enclosed land of nearly one hectare.



## INFORMATION

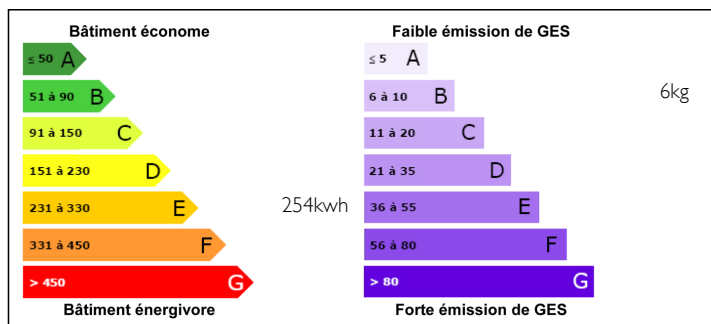
|             |                |
|-------------|----------------|
| Town:       | Château-Landon |
| Department: | Seine-et-Marne |
| Bed:        | 5              |
| Bath:       | 2              |
| Floor:      | 205 m2         |
| Plot Size:  | 10000 m2       |



## IN BRIEF

In the south of the Seine-et-Marne, charming property that has retained its authenticity (period tiles, stone, beams, etc.). The property comprises a main house, a guest house and a barn, all set in almost one hectare of land.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 1409 EUR**

## NOTES

## DESCRIPTION

In the south of the Seine et Marne, 30km from Fontainebleau, in the commune of Château-Landon, this charming property with almost 205 sqm of living space is built on a wooded and enclosed plot of land of almost one hectare, partly constructible. It comprises a main house, a guest house and a barn.

This elegant ensemble with its bucolic charm has retained its authentic character and inspires serenity.

The main house is arranged on two levels and offers about 143 sqm of living space.

It comprises an entrance hall with a library, a living room with beautiful cement tiles and a Godin wood-burning stove with direct access to the garden, a kitchen with a cooking area, a corridor with a cupboard and a master bedroom with its bathroom and toilet.

On the first floor, a large landing room that can be used as a games room, lounge or study, a large bedroom with a toilet and a shower room with toilet.

The guest house, with approx. 62 sqm of living space, is arranged on two levels and is completely independent.

On the ground floor there are two rooms, one of which has a pellet stove, and a shower room with toilet. A spiral staircase leads to the first floor, which includes a large landing, an office and a bedroom.

This outbuilding would be ideal for a teenager seeking independence, for a liberal profession or for a bed and breakfast/guest house activity.

Finally, a 160 sqm barn offers numerous possibilities.

The...