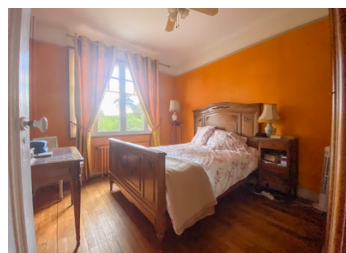


## BARBIZON - Atypical family home of 210 sqm with garden of over 4,000 sqm



## INFORMATION

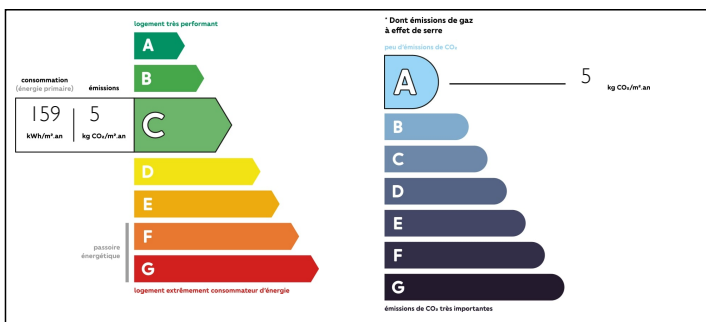
Town:	Barbizon
Department:	Seine-et-Marne
Bed:	4
Bath:	2
Floor:	210 m2
Plot Size:	4079 m2



## IN BRIEF

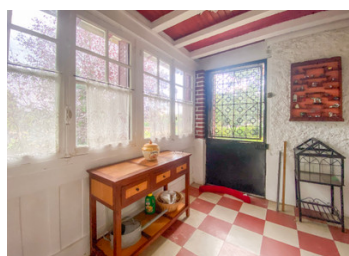
Less than an hour from Paris and 15 minutes from Fontainebleau, in the heart of the Forêt domaniale, in the famous village of Barbizon, this elegant family home with approx. 210 sqm of living space is set in 4,079 sqm of wooded, enclosed grounds. The house has four living rooms, a separate kitchen, four bedrooms, an office and two shower rooms. Two garages and a carport complete this rare property for sale in the area.

## 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: 2044 EUR

## NOTES

## DESCRIPTION

Less than an hour from Paris and 15 minutes from Fontainebleau, in the heart of the Forêt domaniale, in the famous village of Barbizon, this elegant family home with approx. 210 sqm of living space is set in 4,079 sqm of wooded, enclosed grounds.

Situated just a few streets from the centre of the charming village of Barbizon and right next to the forest, this family home was built in 1936 and has undergone two extensions over the years. It now offers around 210 m2 of living space spread over three levels.

The raised ground floor comprises an entrance hall, a lounge with open fireplace and bow window, a dining room, a second cathedral lounge and the kitchen opening onto a west-facing terrace with views over the garden. A bedroom, bathroom and toilet complete this level.

Upstairs are two bedrooms and a study.

The garden level, accessible from the house and from the outside, comprises a summer kitchen/laundry room, a living room with an Alsatian stove, a bedroom and a shower room. This space would be ideal for a relative or for a professional activity.

A cellar, two garages and a carport complete the property.

The grounds, mainly to the rear of the house, are planted with various species of trees, including fruit trees. It is suitable for swimming pools and building.

This property benefits from a very good diagnostic thanks to the work carried out by its current owners: roof revised and insulated in 2011, heat pump heating installed in...