

character family home on the Lys de Lamorlaye estate

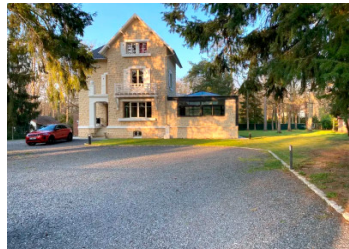


INFORMATION

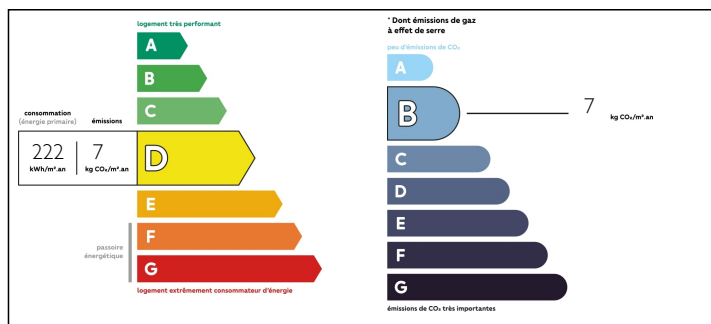
Town:	Lamorlaye
Department:	Oise
Bed:	4
Bath:	2
Floor:	260 m2
Plot Size:	3600 m2

IN BRIEF

Discover this superb property nestling in the prestigious Domaine du Lys Chantilly. Built in 1933, this three-storey stone house of character was completely renovated in 2013, using high-quality materials. It spans a total surface area of 260 m², set in 3600 m² of enclosed grounds. Comprising 9 rooms, including 4 bedrooms, 2 bathrooms and 2 dressing rooms, this home combines charm and modernity. Its ideal location puts it close to Lamorlaye town centre, with easy access to Paris in just 25 minutes by train from Chantilly station, 8 minutes away by car. A 360° Tour is available.

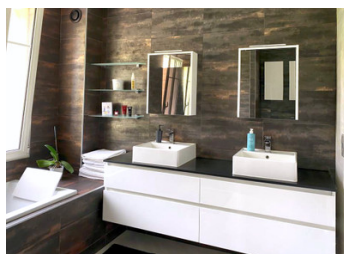
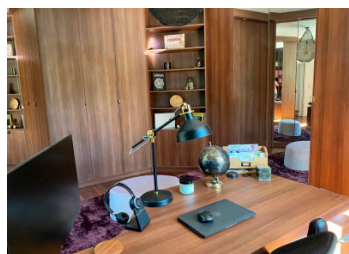


ENERGY - DPE



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.



DESCRIPTION

On the ground floor (95 m²), you will find an entrance hall, a semi-open, fully-equipped kitchen with top-of-the-range appliances, a dining room, a lounge with wood-burning stove and a large bow window, a spacious winter garden with plenty of natural light thanks to the numerous windows overlooking the wooded grounds.

The first floor (55 m²) comprises a bathroom with walk-in shower and whirlpool bath and wc, master bedroom with balcony, dressing room and study with bespoke fittings opening onto a balcony.

On the second floor (55 m²), you will find a lounge that can be converted into a bedroom, shower room with shower and wc plus 3 bedrooms that can be adapted.

Total semi-buried basement of 56 m², with 6 windows, heated and with a water supply. It has 3 rooms (boiler room, utility room, room that could easily be converted into a bedroom) and a wine cellar.

Outside, the property has a garage that could be converted and a workshop for gardening tools. The grounds have two entrances and can accommodate a swimming pool.

This house offers optimum comfort and security, and is classified as category D and B according to the energy performance diagnostic.

Just 40 minutes from Paris and 25 minutes from Charles de Gaulle airport, Domaine du Lys-Chantilly is a private residential estate set in wooded surroundings in the communes of Gouvieux and Lamorlaye. It offers a wide range of equestrian and sporting activities nearby, including golf and the equestrian centre, in a picturesque and pleasant...

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