

Gorgeous 270m VILLA with apartment, stables, 1.7ha in the Parisian countryside



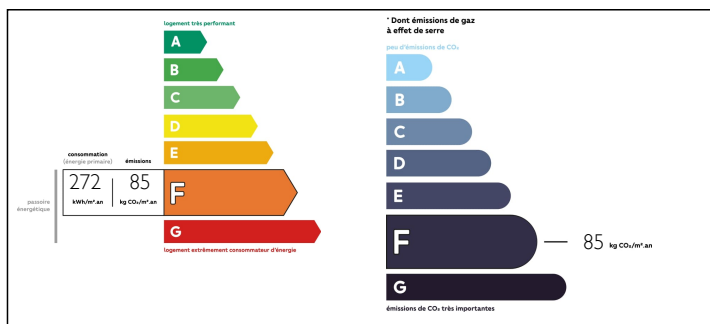
INFORMATION

Town:	Orgerus
Department:	Yvelines
Bed:	4
Bath:	2
Floor:	270 m2
Plot Size:	17800 m2

IN BRIEF

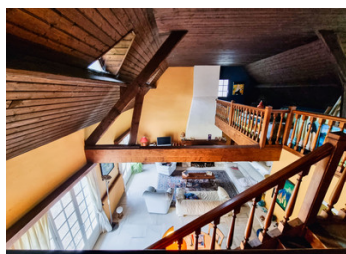
Leggett Immobilier offers you this magnificent Villa from the 70s lying on its 1.7ha of park in the immediate proximity of Paris. The environment is enchanting, 12,000 white, yellow and orange narcissus bulbs decorate the wooded park on which there are stables, an old quarry and a vegetable garden. The main house offers 270m² of large, very bright rooms, 4 bedrooms including a master suite of 35m², and a cathedral living room of 46m². An independent studio allows you to receive friends, families or imagine a professional touristic or eventing project... A stable of 6 boxes is also present and could very well be transformed. Its exceptional location will delight lovers of the countryside wanting immediate proximity to train stations, airports and the capital. The property is ideal for horse lovers who can easily access the equestrian center / boarding house less than 1.5 km away on horseback. Photos on request

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

In detail :

Ground floor:

- entrance with cupboards: 10m²
- kitchen: 13m²
- living room with cathedral ceiling: 46m²
- corridor: 10m²
- bedroom 1 (currently an office): 16m²
- parental suite: 22m² for the bedroom and 13m² for the bathroom
- dressing room: 26m²
- laundry room: 5m²
- Independent WC of 2m²

Stage :

- 42m² mezzanine that can be used as a workshop, office or other
- 4m² corridor
- bathroom with WC of 7m²
- Bedroom 3: 18m²
- Bedroom 4: 30m²

In the basement, there is a storage space, technical room and cellar for 25m². A crawl space is also present.

The independent studio (25m²) is above the garage, which could easily be extended to create a completely independent duplex apartment.

The stables consist of 6 boxes of 3x3m, a shower and a storage space.

The land consists of 1.7ha combining wooded areas and wooded park. Two sheds are used to store the equipment, an old round pen is still present as well as an old career for working the horse (cross country ground sanded, to be regrinded).

The central driveway was created for the passage of heavy goods vehicles, the whole is not liable to flooding and very well maintained.

A private wood with authorized access to the equestrian center located 1.5km away is accessible

LOCAL TAXES

Taxe foncière: 1868 EUR

NOTES