

Former farmhouse dating from 1852 consisting of 2 detached houses, garages, terrace, garden and swimming pool.



## INFORMATION

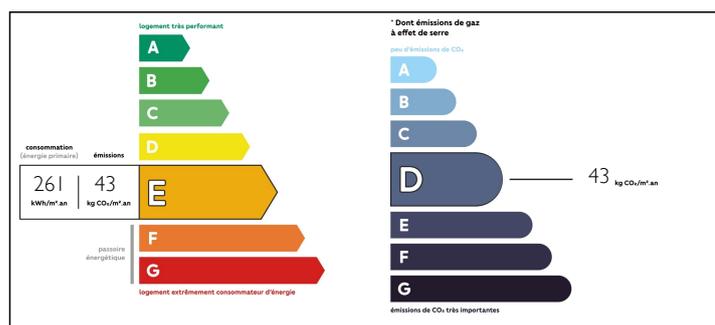
Town:	Mareuil-lès-Meaux
Department:	Seine-et-Marne
Bed:	4
Bath:	3
Floor:	185 m2
Plot Size:	1311 m2



## IN BRIEF

Situated about 50 minutes from Paris and 15 minutes from Disneyland Paris, Leggett Immobilier International presents this former 19th century farmhouse in Mareuil-lès-Meaux, consisting of two detached houses in perfect condition, set on 1311 sqm of land. The main house has a surface area of 100sqm and comprises : - on the ground floor, a spacious kitchen with its central island, a shower room with toilet and a living room opening onto a terrace, - on the 1st floor, 2 bedrooms and a bathroom with toilet. Gas-fired condensing boiler and wood-burning stove. Centrally-controlled electric shutters. The second house, with independent access, is ideal for seasonal or furnished rental. -On the ground floor, a dining kitchen, a separate toilet and a bedroom overlooking the courtyard, 1st floor: open-plan living room, bedroom with shower room and toilet. Electric gates-2 garages-1 outbuilding with terrace-1 barn for conversion. 1 semi-sunken swimming pool. 1 cellar.

## 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

Welcome to this exceptional real estate offering in Mareuil-les-Meaux! The main house, beautifully refurbished to perfection, boasts a generous floor area of 100sqm. Step inside and discover the following delightful features:

On the ground floor, a spacious and well-appointed kitchen awaits, complete with a central island for culinary enthusiasts. Adjacent to it, a convenient shower room with toilet adds to the modern convenience. The 20sqm living room, comprising both a cozy lounge area and a charming dining space, opens up to a terrace, providing a seamless indoor-outdoor flow.

Ascending to the first floor, you'll find two comfortable bedrooms designed for relaxation, along with a tastefully designed bathroom featuring WC facilities. The house is equipped with a gas-fired condensing boiler and a wood-burning stove, ensuring warmth and comfort throughout. Additionally, the double glazing and centrally-controlled electric shutters enhance energy efficiency and security.

Adjacent to the main house, a second dwelling of approximately 65sqm beckons, boasting its own separate entrance and offering versatile usage options. This space is perfect for seasonal rentals, accommodating up to 4 to 6 guests or serving as a furnished residence. Let's explore its layout:

The ground floor comprises a fully equipped kitchen and dining area, providing a welcoming atmosphere for shared meals. A separate toilet adds convenience, while a versatile bedroom or study opens onto a lovely courtyard, creating a tranquil retreat.

Ascending to the first floor, a spacious living room greets you, leading to a comfortable bedroom complete with a shower room and toilet. The...

## LOCAL TAXES

**Taxe foncière: 2000 EUR**

## NOTES