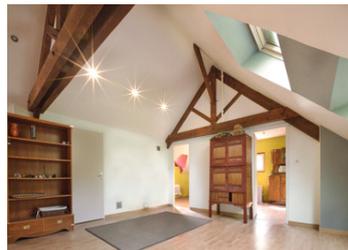


167 m family home, situated in a pleasant, unspoilt setting in a charming village in the Oise department

EXCLUSIVE



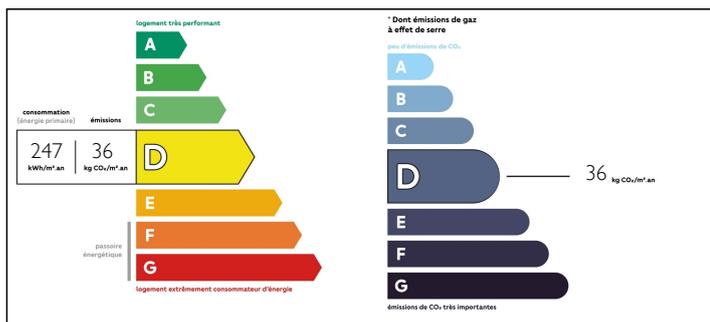
INFORMATION

Town:	Neuville-Bosc
Department:	Oise
Bed:	4
Bath:	3
Floor:	167 m ²
Plot Size:	2955 m ²

IN BRIEF

Nestled in a charming, peaceful village between Méru and Marines, this family home with lots of potential offers a generous 167 m² of living space spread over 3 levels and comprising 8 rooms, including a 38 m² living room with fireplace. Benefiting from a full 110 m² basement, it is surrounded by 2955 m² of wooded grounds, offering an idyllic living environment in a hilly setting protected from prying eyes. Located just 7 minutes' drive from a station serving Paris via Gare du Nord or Gare Saint-Lazare, this property offers excellent accessibility. Amenities such as nursery and primary schools, a canteen and a nursery are within easy reach. For collège and lycée students, a school bus service is available. Shops and supermarkets are also just 7 minutes away by car. A virtual 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

This charming family home spans a generous 167 m² of living space, accompanied by a vast 2,955 m² plot, including a wooded area, providing a haven of peace for nature lovers.

The house is laid out as follows:

Ground floor: entrance hall, corridor, fully fitted and equipped 15 m² kitchen, bright 38 m² living room with large picture windows and fireplace, three bedrooms, shower room and separate toilet.

Upstairs, a spacious landing leads to a bathroom, a bedroom with en suite shower room, a toilet and a large study.

The basement houses a boiler room, a large workshop, a cellar, a storeroom and a double garage. This functional house does not require any major works, but could benefit from a little updating. Spacious house offering numerous possibilities for development and enhancement.

It is equipped with an oil-fired and electric heating system, as well as a thermodynamic hot water tank. All the windows are double-glazed, and the house can be lived in on one level.

Amenities are within easy reach, with nursery and primary schools, a canteen and a nursery nearby. A school bus service is also available for collège and lycée pupils. Shops and supermarkets are just 7 minutes away by car, and access to the A16 is fast. In addition, the station serves Gare du Nord and Gare Saint-Lazare, which are just 7 minutes away by car.

In terms of energy performance, this house is in category D, with a consumption of 247 kWh/m²/year, and it is also in category...

NOTES