

Magnificent 220m Anglo-Norman style house set in 7650m of wooded grounds with stunning views.



INFORMATION

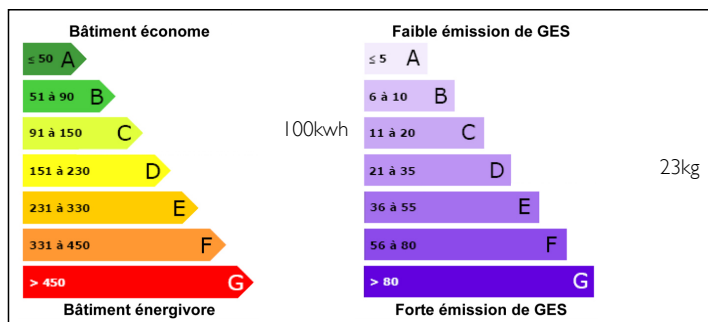
Town:	Auvers-sur-Oise
Department:	Val-d'Oise
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	7650 m2



IN BRIEF

Magnificent Anglo-Norman-style house with spectacular views overlooking the valley, nestling in the heart of sumptuous, meticulously-kept wooded parklands spanning 7,750 m². Listed and fully fenced, it offers total privacy with no overlooking. The 220 m² (2,153 sq ft) house comprises 8 rooms spread over 3 stories, and is located between Auvers-sur-Oise and L'Isle-Adam, in a quiet village. There are several outbuildings to explore, including a garage and a workshop. Concealed behind a wall of vegetation is a huge 300-metre gallery dug into the rock in troglodytic style, providing surprising storage space and a natural cellar ideal for wine. The property is close to all amenities, including the train station for Paris, schools and shops. There is also easy access to the main road to Paris and CDG airport.

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: 1800 EUR

NOTES

DESCRIPTION

This character house, set in a hanging garden with views over the village and its valley, comprises : On the ground floor, an entrance hall leading to a vast 38 m² living room with a ceiling height of more than 4 metres, a kitchen that can be opened onto the dining room, and a toilet. The first floor comprises three bedrooms, two shower rooms and WCs, plus a study. On the second floor, there are two further bedrooms with en suite bathrooms, and the basement comprises 3 rooms, including a sports room.

All the windows in the house are double-glazed; only the window frames in the living room have been retained to maintain the authenticity and character of the house.

Below, with direct access to the road, is a large garage with automatic door that can easily accommodate two cars. Behind the house, a little higher up, is an impressive 1854 gallery dug more than 300 metres into the rock, which served as a refuge for resistance fighters during the Second World War. Above this gallery, a former tennis court nestles in the heart of a wooded area, offering a haven of peace for nature lovers.

The village offers a variety of services and activities to its residents, including doctors, schools, shops and a range of cultural, sporting and educational facilities. Valmondois station is just 5 minutes away, providing a 45-minute commute to Paris on line H, which serves the Gare du Nord and Gare Saint-Lazare...