

4 bedroom Mansard style house for sale at Saint Leu la Foret.



INFORMATION

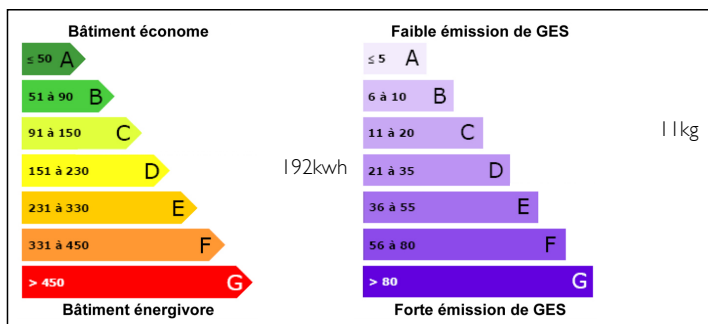
Town:	ST LEU LA FORET
Department:	Val d Oise
Bed:	4
Bath:	2
Floor:	300 m2
Plot Size:	1111 m2



IN BRIEF

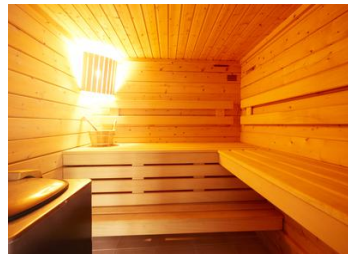
In the quiet residential area of Saint Leu La Foret, a superb Mansard of 300 m² built on a plot of 1111 m² in the northern suburbs of Paris. Beautifully built and decorated in the Haussmannian style of central Paris with high quality fixtures and fittings, herringbone oak parquet and marble floors with ornate cornices and plaster moldings on the walls and ceilings. Built in 1990 the property is in excellent condition.

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

The accommodation is over 3 floors:

First floor

- An entrance hallway with access to
- A large "Chabert" designer kitchen with high quality appliances including range cooker
- Spacious lounge and dining area of 45 m² with fireplace opening onto a 42 m² sun terrace that overlooks the garden with a full length retractable canopy
- Office / Bedroom
- WC
- Staircases leading up to the second floor bedrooms and down to the ground floor

On the ground floor:

- A spa area dedicated to well-being with a six-seater jacuzzi opening onto the garden, a sauna cabin and a large walk-in shower
- A relaxation area with cinema room and bar with air extraction
- A large classic car garage
- A workshop
- Laundry
- A large dressing room

On the 2nd floor,

- A master bedroom suite with bathroom and corner bath
- Two further double bedrooms
- An office / single bedroom
- A bathroom with large walk-in shower
- Lots of built in storage space

Outside:

- Quietly located in a quiet cul-de-sac, the building is set well back from the road in 900m² of landscaped garden with mature trees and shrubs. There is plenty of space to accommodate a future swimming pool.
- Covered parking at the entrance of the residence
- Electric gate

Only 19km from the centre of Paris, the house is well situated in a quiet residential area close to the forest, private and state schools, shops and

LOCAL TAXES

Taxe foncière: **2641 EUR**

NOTES