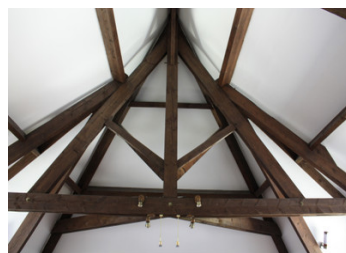


Amazing up market property not far from Fontainebleau



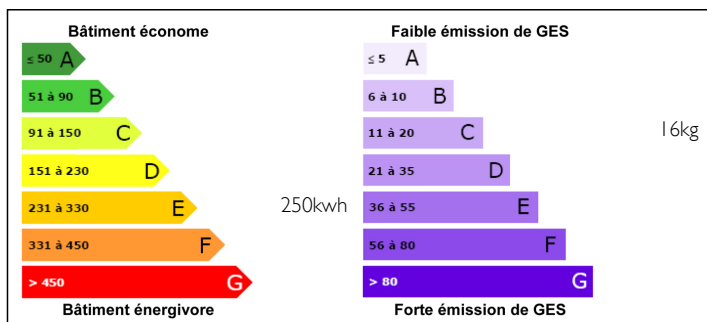
INFORMATION

Town:	Fontainebleau
Department:	Seine-et-Marne
Bed:	7
Bath:	7
Floor:	450 m ²
Plot Size:	3000 m ²

IN BRIEF

77 Seine et Marne - Near Fontainebleau. Amazing residence with grounds covering 3054 sq m. This vast house with basement, ground and first floor is in pristine condition. It is being sold entirely furnished and decorated with fixtures and fittings. Total area is 650 sq m and liveable space comes to 450 sq m. Enormous basement. Park with lawns, trees and statues. A thatch roof. Seven (7) bedrooms with bathroom or shower room ensuite. One bedroom on the ground floor. Spacious office. Large semi-circular reception area and a vast kitchen cum dining area opening onto a broad terrace followed by the gardens. The lift serves all three levels of the house. Fitness room fully equipped, sauna, hammam and an incredible indoor pool. Garage 45sq m.

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 up-market residence has been tucked away south of Montereau near Fontainebleau in a quiet village with all the amenities. A short drive from Fontainebleau castle (to the north west) and easy striking distance from busy Paris (one hour north). A neat solution for an easy relocation. This part of France (Seine et Marne) is steeped in history going back to the Templars and still has its forests, lakes, pastures, rivers, castles and legends. The village is calm, and friendly. The house is being sold fully furnished and decorated with fixtures and fittings.

The house has a thatch roof. Aircon has been put in and the heating is electric. It is surrounded by lawns on three sides except for the basketball area. You can leave the car in front of the garage (automatic doors) and remotely close the sliding gates. As you walk up the garden path to the house you can sense the feeling of comfort, warmth and light in quiet surroundings and yet not secluded. The main road is at the other end of the drive that you share with friendly neighbours. Farmer Brown tills the soil on the other side of the garden fence.

The main door opens to the south and the 7 bedrooms are largely oriented west and north apart from the ground floor bedroom that faces east and south. On the ground floor you discover the semi-circular reception area with wall to wall carpet, the enormous kitchen...

LOCAL TAXES

Taxe foncière: 4325 EUR

NOTES