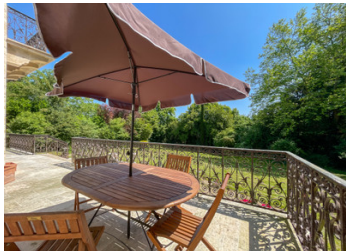


Magnificent 8-bedroom mansion with outbuildings and heated indoor swimming pool for sale at 95620 Parmain



## INFORMATION

Town:	Parmain
Department:	Val-d'Oise
Bed:	6
Bath:	3
Floor:	345 m2
Plot Size:	3904 m2

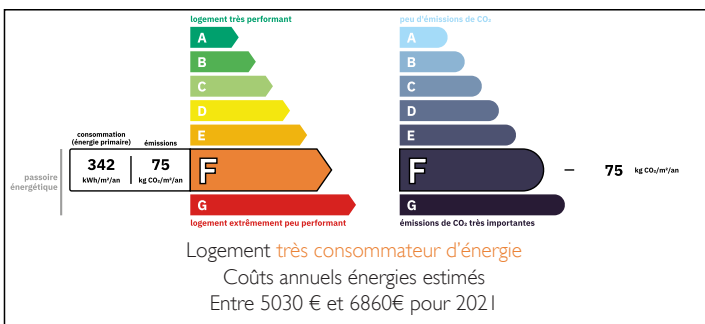


## IN BRIEF

In the prestigious Parc de Parmain; from the gatehouse a driveway meanders through landscaped gardens by an independent guesthouse, an orangery and a heated indoor swimming pool before arriving at the entrance of this magnificent stone-built manor house. In a prime position overlooking the valley, the house was built by master craftsmen using the finest materials and their high standards were maintained when this luxury residence was renovated.

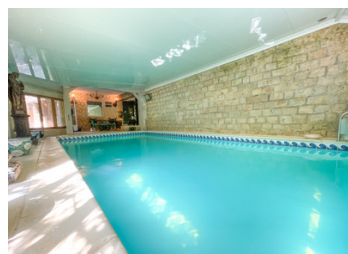
Ground floor: entrance hall, dining room, living room with coffered ceiling and access to a superb private terrace overlooking the gardens, office, kitchen and WC. First floor: Master bedroom, bathroom, boudoir, dressing room, shower room, office and WC. Second floor: 2 offices/bedrooms, 2 further bedrooms, bathroom and WC. Basement: Scullery, laundry/boiler room, workshop, wine cellar, dressing room and WC. Outside: garage, off-road parking, F2 gatehouse and F3 guesthouse. Almost 4000m2 of...

## 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

### GROUND FLOOR

ENTRANCE - 10.5 m<sup>2</sup> tiled floor

KITCHEN - 16.75 m<sup>2</sup> hob, oven, extractor, dishwasher, fridge freezer, marble worktop.

DINING ROOM - 20 m<sup>2</sup> stone and brick fireplace, solid oak parquet

LIVING ROOM - 26 m<sup>2</sup> double glazed door giving access to a stone terrace overlooking the park Solid oak flooring

GUEST ROOM / OFFICE - 12.25 m<sup>2</sup>

BALCONY / TERRACE - 36m<sup>2</sup> in Maximin stone

LANDING - 2,5m<sup>2</sup> Cement tiles

WC - 1,5m<sup>2</sup> With washbasin Marble floor to ceiling

DRESSING ROOM - 3.5m<sup>2</sup> 1 sink, solid wood cupboard, tiled floor

### FIRST FLOOR

LANDING - 7.5m<sup>2</sup> Solid oak parquet

WC - 1m<sup>2</sup> Marble

LANDING - 3.5m<sup>2</sup> Solid oak flooring

DRESSING ROOM - 10m<sup>2</sup> Solid wood cupboards

DRESSING ROOM - 2m

BEDROOM ROOM - 12.75m<sup>2</sup> with park view

DRESSING ROOM - 2m<sup>2</sup> Solid wood cupboard

BATHROOM - 6,75m<sup>2</sup> Marble, art fittings

BEDROOM 1 - 21.5m<sup>2</sup> with French doors onto a 2.8m<sup>2</sup> balcony overlooking the park

SDE - 5.5m<sup>2</sup> in marble

OFFICE - 14.75m<sup>2</sup>

### SECOND FLOOR

LANDING - 8.8m<sup>2</sup>

WC - 0.8m<sup>2</sup> tiled

LANDING - 3m<sup>2</sup> solid oak parquet

DRESSING ROOM/Cupboard in hallway - 1m<sup>2</sup> solid oak floor

Bathroom in hallway - 5.5m<sup>2</sup> with cupboards connects to office

BEDROOM 2 - 13,84m<sup>2</sup> Solid oak floor

BEDROOM 3 - 11.25m<sup>2</sup> (SH) 15m<sup>2</sup> (SU) Solid oak flooring

OFFICE - 16.25m<sup>2</sup> Solid oak flooring

LANDING between office and bathroom - 0.5m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **5700 EUR**

## NOTES