LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A18706EHO95 Price: 1 700 000 EUR

agency fees to be paid by the seller

Italian style 5 bedroom house with a garden for sale at 95430 Auvers-sur-Oise, Ile-de-France

EXCLUSIVE















INFORMATION

Town:	Auvers-sur-Oise
Department:	Val-d'Oise
Bed:	5
Bath:	3
Floor:	286 m2
Plot Size:	1198 m2

IN BRIEF

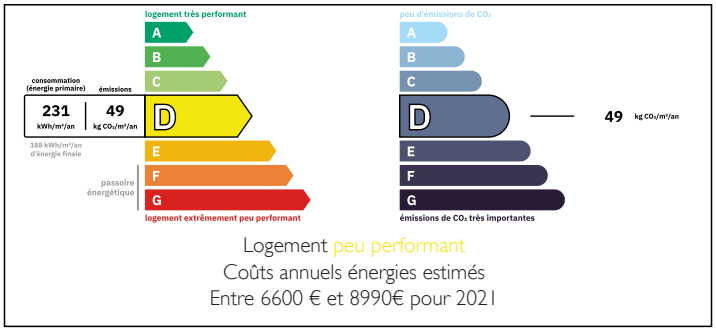
In an elevated position overlooking the valley this unique Italian style manor house was built around 1870 by master craftsmen using only the finest materials.

With high ceilings and large windows, each room is bright and spacious with great views. The vast dining room with cathedral ceiling has direct access via French doors to a beautiful terrace that's ideal for entertaining and outdoor living.

The house offers a family an exceptional quality of life, close to shops and amenities and just 45 minutes from Paris by train. Ground floor: entrance; office; dining room; WC, shower room; utility room; living room; kitchen. First floor: parental suite with bathroom, bedroom 2; WC. Second floor: 3 bedrooms (one with a view of van Gogh's church); bathroom; WC. Basement with wine cellar.

Outside: Double garage and workshop in a 19th century outbuilding with great...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6600 € et 8990€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**3563 EUR**
Taxe habitation:	**2530 EUR**

NOTES

DESCRIPTION

A rare opportunity to purchase a unique 19th century manor house and barn built at the highest point of Montcel at Auvers-sur-Oise, where the Impressionist artists found inspiration and a town that will be forever linked with Vincent Van Gogh, who lived and found his resting place here. Van Gogh is said to have painted a view of the Oise valley from this house, which, due to its elevated location, provided him with the ideal vantage point from which to be inspired by the superb panorama.
Of Italian design, carefully renovated and maintained in keeping with its initial design and construction, the house owes its charm to the nobility of the materials from which it is composed: dressed stone, solid oak parquet floors, Venetian floor tiles, fireplaces in marble and Burgundy stone, copper rainwater systems and slate fixings, all of which contribute to the supreme quality and character of the building.
Beyond the automatic gate, an offroad parking area and pathway lead to a beautiful 55m2 terrace paved in non-slip stoneware, perfectly exposed to allow the enjoyment of the beautiful garden featuring a spring and a wide variety of mature plants and trees, while a lighting system prolongs the outdoor experience into the evening. The house and garden are entirely enclosed by stone walls offering security and discrete privacy without vis-à-vis.

The terrace is accessible from the house via the entrance, the kitchen and the dining room, making it a convivial and practical living space....