LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A25472FBR95 Price: 689 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (664 885 EUR without fees)

Beautiful Property, 4/5 bedrooms dating from the 1900's, with original features in Jouy Le Moutier.95280.















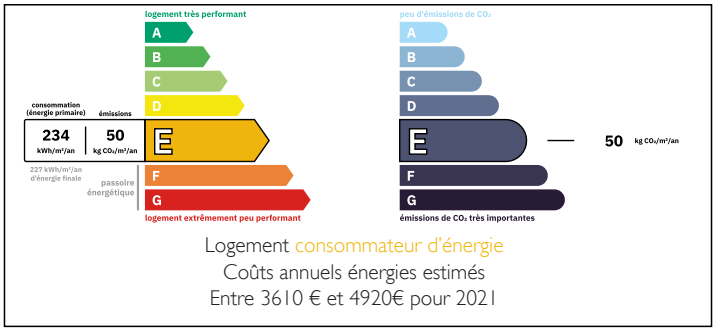
INFORMATION

Town:	Jouy-le-Moutier
Department:	Val-d'Oise
Bed:	4
Bath:	3
Floor:	300 m2
Plot Size:	1554 m2

IN BRIEF

JOUY LE MOUTIER 95280. Fabulous bourgeois Mansion of approx 300 m² living space, set in 1544 m² peaceful grounds. It comprises a main entrance via a pretty half-timbered bright hallway Spacious living/dining with high ceilings giving access to the garden with a terrace that is not overlooked, fitted kitchen, quiet parental bedroom with ensuite bathroom and a, second bedroom on the ground floor with ensuite shower room. Upstairs, you'll find a large, bright mezzanine, 2 bedrooms and a bathroom. On the ground floor, there is a large office with its own access, a utility room with shower, a work room and a large wine cellar.. Moreover there is the original Orangery in need of renovation and a 55 m² garage. Could be transformed into more living accommodation or a...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3610 € et 4920€ 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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DESCRIPTION

Magnificent Bourgeois House in the Heart of the Historic Village of Jouy Le Moutier 95280

This splendid 19th century house, (Art Deco style) with charming touches from the early 20th century, offers you an incomparable living experience in an area steeped in history, just 32 km North-West of Paris. Jouy-le-Moutier lies on the right bank of the River Oise.

Until the 19th century, Jouy was a typical small farming village in the Vexin region and the Cistersian monks from nearby St Martin's abbey in Pontoise owned a lot of the vineyards from the 12th century. As you step through the front door, you will be immediately captivated by the warm atmosphere of the courtyard, adorned with magnificent small-paned windows and half timbered facade preserving the authenticity of this home.

This property spans three levels, with an ideal south/North orientation for optimum light throughout the day. The spacious, open-plan living space includes a stylish lounge, a welcoming double living room and an open-plan kitchen, all leading onto a sunny 100m² terrace, perfect for al fresco dining and relaxing with family and friends.

In total, this house offers four bedrooms, three of which have en-suite bathrooms or shower rooms, with the possibility of converting one or two further bedrooms to suit your needs. There are also four WC's throughout the house for your convenience.

The 30 m² vaulted cellar adds a touch of authenticity and provides practical storage space. A staircase leads up to each level of...

NOTES

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