LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A36821EHO95 Price: 691 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (665 000 EUR without fees)

Large family 4 bedroom house with large garden at 95430 Auvers-sur-Oise















INFORMATION

Town:	Auvers-sur-Oise
Department:	Val-d'Oise
Bed:	4
Bath:	2
Floor:	239 m2
Plot Size:	2315 m2

IN BRIEF

Nestled behind stone walls, this architect-designed residence (1979) offers comfortable living across 239m² of habitable space. The 2,315m² south-facing landscaped grounds create a private sanctuary in an area famously captured in Van Gogh's paintings during his prolific period here.

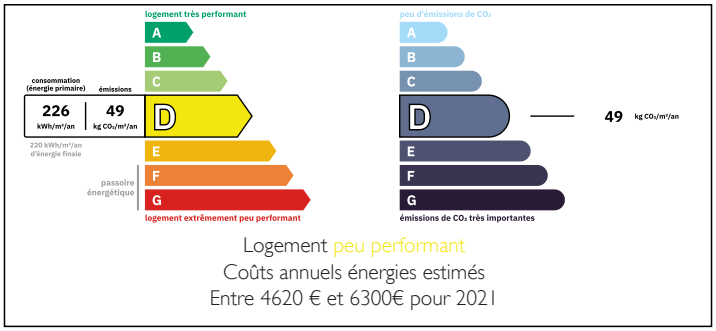
The impressive ground floor features a 73m² reception with 4m ceilings, a practical 21m² flow-through kitchen, and a generous 40m² principal suite with terrace access. Additional accommodation includes a study and two bedrooms.

Upstairs offers a bedroom with private terrace and adaptable spaces for further personalization. Modern conveniences include double glazing and electric shutters throughout.

The 73m² basement houses utilities, workshop, and wine bar.

Perfect for families seeking space and serenity in a location that inspired one of history's most celebrated artists. A functional, comfortable home

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4620 € et 6300€ 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:	**5452 EUR**

NOTES

DESCRIPTION

Discover this striking architect-designed residence where generous proportions and thoughtful design create an exceptional living environment. Discreetly positioned behind handsome stone walls, this substantial property unfolds across a beautifully landscaped 2,315m² south-facing parkland setting.

GROUND FLOOR (217.56m²)

Upon entering through the 4.80m² entrance hall, you're immediately struck by the impressive reception spaces. The property offers a magnificent 73m² open-plan reception area comprising a 21.86m² television salon, an elegant 32.70m² dining room with impressive 4-metre ceiling heights, and a 17.69m² salon featuring an attractive fireplace. These generous interconnected spaces create a wonderful sense of light and openness, perfect for both family life and entertaining.

The practical 21.06m² kitchen offers a convenient through-kitchen configuration with dual aspects, complemented by a secondary 5.12m² entrance providing direct access to the garden. A 12.10m² utility room ensures all practicalities are discreetly accommodated.

The ground floor sleeping quarters are thoughtfully arranged with a 12.40m² study, ideal for home working. The principal bedroom presents a luxurious 20.12m² retreat with southerly exposure and direct terrace access, complemented by a generous 9.37m² dressing room and an 8.57m² shower room. Two additional bedrooms (12.83m² and 16.30m²) share a well-appointed 5.58m² bathroom, with a second 4.28m² dressing room and convenient storage spaces. A guest WC completes this level.

FIRST FLOOR (18.81m²)

The upper level currently features a 16.51m² bedroom with access to its own private terrace, offering peaceful views over the gardens.

CONVERTIBLE ATTIC SPACES (77.32m²)

Substantial attic spaces await your personal vision—comprising four distinct areas (27m², 19.20m², 7.42m², and 23.70m²), these well-positioned...