

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:	268 m ²
Plot Size:	2594 m ²



IN BRIEF

Nestled behind stone walls, this architect-designed residence (1979) offers comfortable living across 268m² of habitable space. The 2,594m² south-facing landscaped grounds create a private sanctuary in an area famously captured in Van Gogh's paintings during his prolific period here.

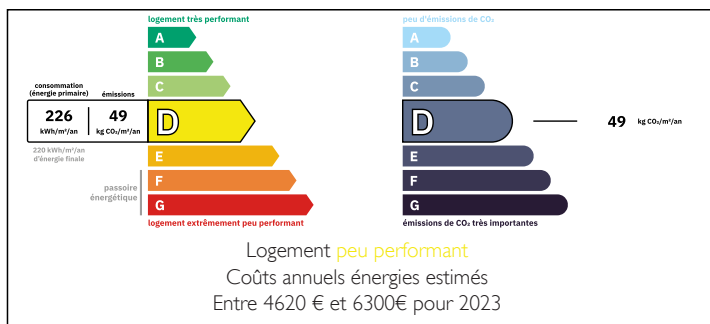
The impressive ground floor features a 73m² reception with 4m ceilings, a practical 21m² flow-through kitchen, and a generous 40m² principal suite with terrace access. Additional accommodation includes a study and two bedrooms.

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, while an original stone dependency awaits renovation.

Perfect for families seeking space and serenity in a location that inspired one of history's most

ENERGY - DPE



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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

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 2,594m² 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...

LOCAL TAXES

Taxe foncière: 5304 EUR

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