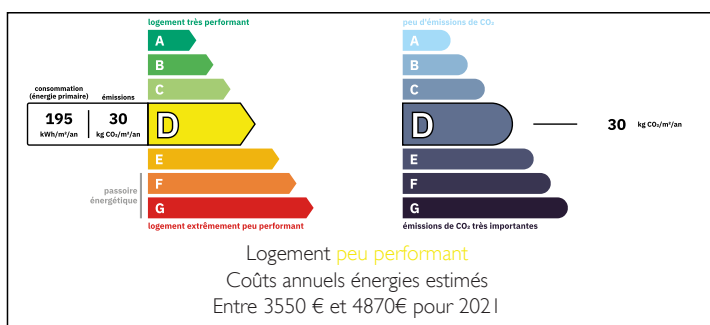


4 bedroom house with apartment and beautiful woodland garden at 95560 Chauvry 23 km from Paris



## ENERGY - DPE



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Chauvry    |
| Department: | Val-d'Oise |
| Bed:        | 4          |
| Bath:       | 3          |
| Floor:      | 357 m2     |
| Plot Size:  | 10993 m2   |

## IN BRIEF

In the picturesque village of Chauvry near Saint-Leu-La-Forêt, this unique character house featuring magnificent Norman half-timbering, offers the benefits of modern living in a calm village setting just 40 minutes from Paris.

The house features a huge double living room and dining room with fireplaces, 4 bedrooms, 3 bathrooms, and outdoor terraces that optimise the wonderful garden.

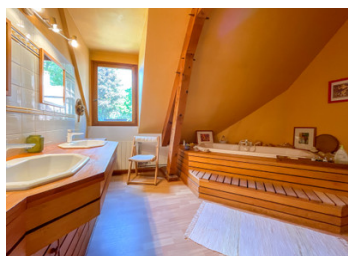
Ground floor: entrance hall with cloakroom and WC; double living room with access to terraces via French windows; kitchen; master bedroom with bathroom and WC.

First floor: large mezzanine games area; two bedrooms with lounge, bath room and WC; separate studio with independent exterior access, kitchen/dining room, bedroom and shower room/WC.

Double garage with boiler room and workshop area. Outside: terraces overlooking the garden and

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

### Exceptional Property in Chauvry

This remarkable character residence in Chauvry showcases magnificent Norman half-timbering and distinctive French architectural heritage, perfectly situated just 30 minutes from Paris in the verdant Val-d'Oise department.

### EXCEPTIONAL LIVING SPACE

Set on beautifully landscaped grounds, this manor house offers an impressive 356.91 m<sup>2</sup> (3,842 sq ft) of living space distributed across two levels, harmoniously blending historical elegance with modern comforts.

The interior reveals a breathtaking great living room with cathedral ceilings adorned with authentic whitewashed exposed beams. The magnificent main salon (36 m<sup>2</sup>) features terracotta tile flooring and abundant natural light streaming through French doors that open to the tranquil gardens.

### SPACE DISTRIBUTION

The property boasts exceptional living spaces including:

- Four elegant bedrooms including a ground floor suite
- Spectacular kitchen of 24.40 m<sup>2</sup> (263 sq ft)
- Multiple salon areas totalling over 105 m<sup>2</sup> (753 sq ft)
- An independent studio of 40 m<sup>2</sup> (430 sq ft)

The architectural splendour continues with a stunning stone fireplace, rustic chandelier, and authentic period details throughout. The mezzanine area (25.80 m<sup>2</sup>) provides additional character and functionality.

### PRIVILEGED ENVIRONMENT

Located in the Val-d'Oise department in the Île-de-France region, Chauvry is a charming village benefiting from an exceptional natural setting, just 23 kilometres (14 miles) from Paris. The property is in immediate proximity to the majestic Montmorency

## LOCAL TAXES

Taxe foncière: **3537 EUR**

## NOTES