LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43728EHO60 Price: 475 000 EUR

agency fees to be paid by the seller

Elegant Mansart house, 5 bedrooms, south-facing garden and double garage at Therdonne near Beauvais (60)















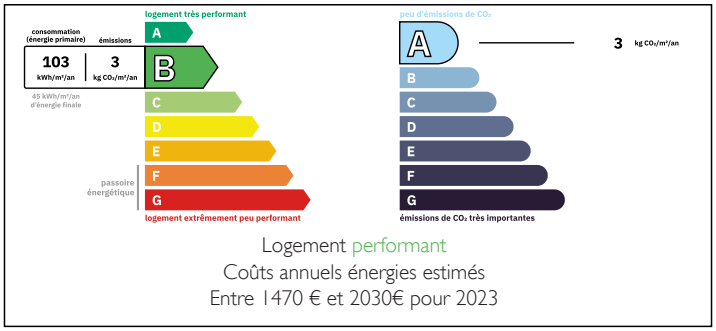
INFORMATION

Town:	Therdonne
Department:	Oise
Bed:	6
Bath:	2
Floor:	183 m2
Plot Size:	1872 m2

IN BRIEF

Set in a quiet village on the N31 axis with easy access to the A16 motorway and Beauvais, this elegant Mansart house offers 183 m² of well-proportioned living space on a private, tree-lined plot of 1,872 m². The generous 42 m² reception room features an open fireplace and opens directly onto a south-facing terrace — ideal for outdoor entertaining. The independent kitchen, five bedrooms, bathroom and shower room are arranged across the ground and first floors, making this an ideal home for a large family. A fully tiled basement provides a double garage and additional storage. The property is heated by a modern heat pump, giving a favourable energy rating and low running costs. Beauvais-Tillé airport is close by, offering regular flights to destinations across Europe. The A16 provides direct access to Amiens and the coast, while Beauvais...

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1470 € et 2030€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43728EHO60 Price: 475 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**1807 EUR**

NOTES

DESCRIPTION

Set in a quiet village on the N31 axis with easy access to the A16 motorway and Beauvais, this elegant Mansart house offers 183 m² of well-proportioned living space on a private, tree-lined plot of 1,872 m².

On the ground floor, a spacious entrance hall with built-in storage (13.9 m²) immediately impresses with its 2.5 m ceiling height, mezzanine gallery and large format stone floor tiles laid on the diagonal. The stone staircase with its elegant brass and wrought iron balustrade rises to the first floor landing.

The entrance hall opens onto an exceptional living room of 42.1 m², decorated in a classical French style with ornate ceiling coving, a decorative ceiling rose, dado panelling and a magnificent stone fireplace with gilt-framed overmantel mirror. Three full-length French double doors flood the room with natural light and open directly onto the south-facing terrace. The large format stone floor tiles continue throughout. The independent kitchen (18 m²) is well equipped with fitted units, gas hob, built-in oven and a French door to the garden. The room offers good potential for modernisation to the buyer's own taste. A bathroom (10.4 m²) and a separate WC (1.7 m²) complete the ground floor services. The ground floor bedroom (16.4 m²) benefits from oak parquet flooring and French doors opening directly onto the garden.

The south-facing terrace, approximately 42 m², is paved and enjoys excellent sun exposure throughout the day — ideal for outdoor dining and entertaining.

On the first floor, also with 2.5...

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr