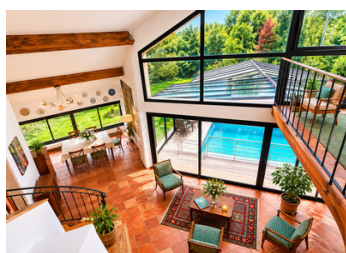


Large Estate with Character House , swimming pool and Outbuildings on 7,800m of Land, One Hour from Paris.

EXCLUSIVE



INFORMATION

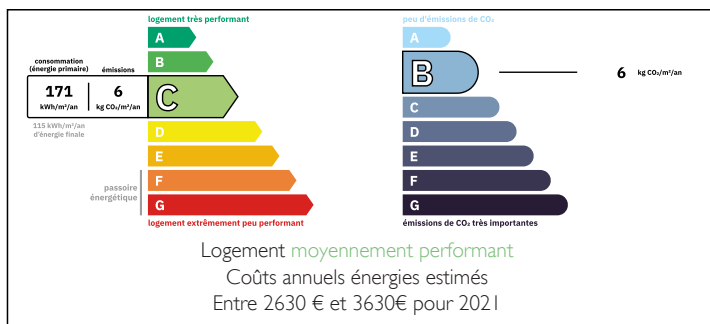
Town:	Abbéville-la-Rivière
Department:	Essonne
Bed:	6
Bath:	5
Floor:	260 m2
Plot Size:	7800 m2

IN BRIEF

1908 property in Abbéville la Rivière near Etampes. Main house 260 m², 6 bedrooms, 45 m² cellars. Outbuildings: barn, workshops, shed (120 m²). Private land of 7800 m² with electric gate, heated pool (10 by 5m). Spacious interior: living room with fireplace, dining room, kitchen to modernize (15 m²), 6 bedrooms, bathrooms, shower rooms, cathedral living room (35 m²). Good energy performance (class C), double glazing, heat pump heating. Proximity to bus, RER C station. Natural charm: garden bordered by a stream. Discover this gem south of Paris!

The advertised price corresponds to a possible first offer price, including negotiation fees. Participation in this interactive sale is subject to prior viewing and approval.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1536 EUR

NOTES

DESCRIPTION

Leggett Immobilier International is delighted to present this stunning property ideally located in the charming town of Abbéville la Rivière, near Etampes in Essonne. This exceptional property offers a privileged living environment, combining the tranquility of the countryside with the convenience of urban amenities.

Key Features:

- ****Main House:**** The main house, spread over two levels, offers a living space of 260 m², along with cellars totaling 45 m². Built in 1908 and expanded in 2002, it blends the charm of the old with modern comfort.

- ****Outbuildings:**** The property also includes a barn, two workshops, and a shed with a footprint of approximately 120 m², providing numerous possibilities for parking, development or storage.

- ****Outdoor Amenities:**** At the entrance of the property, an electric gate ensures your security and peace of mind. Additionally, enjoy a covered and heated swimming pool (10m x 5m) with a nearby shower, perfect for relaxation throughout the year.

- ****Spacious Interior:**** On the ground floor, discover a living room with fireplace, a dining room, a kitchen of 15.6 m² requiring some renovation to make it more modern and pleasant, three bedrooms, a bathroom, a shower room, and a spacious cathedral living room of 35 m² which was formerly the stable, with a mezzanine. The first floor offers three additional bedrooms, two bathrooms, dressing rooms, and a playroom.

- ****Energy Efficiency:**** The house benefits from good energy performance (class C) with double glazing throughout, a roof in good condition, and central heating provided by a...