LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45638EHO95 Price: 1 259 000 EUR

agency fees to be paid by the seller

Spacious 4-bedroom house with gîte and swimming pool for sale at 95840 Villiers-Adam







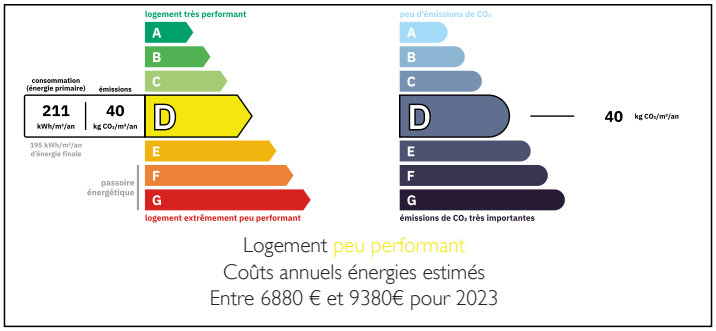








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6880 € et 9380€ pour 2023

INFORMATION

Town:	Villiers-Adam
Department:	Val-d'Oise
Bed:	5
Bath:	5
Floor:	408 m2
Plot Size:	5114 m2

IN BRIEF

A 4-bedroom residence dating from 1794, set in the picturesque and protected Vallée de Chauvry and combining period character with practical versatility.

The ground floor offers an entrance hall, sitting room with original tiles and beams, a light-filled dining room and fully equipped kitchen opening to the terrace. A study connects to two conservatories; WC and shower room complete the level.

On the first floor, bedroom 1 has its own shower room, WC and kitchenette; bedroom 2 likewise has a private shower and WC.

On the second floor, bedrooms 3 and 4 each feature a shower room, WC, kitchenette and mezzanine.

A self-contained gîte, accessed from the terrace, offers genuine rental income potential, with an open kitchen/dining room, sitting room, bedroom, dressing room, shower and WC. Its independent access suits seasonal or year-round letting.

Outside: gardens, swimming pool, outbuildings and

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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.

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LOCAL TAXES

Taxe foncière:	**3432 EUR**

NOTES

DESCRIPTION

Overlooking the Vallée de Chauvry, a protected natural site, this characterful property offers nearly 435 m² of living space across a substantial main house dating from 1794 and a self-contained gîte — opening onto terraces, a covered heated swimming pool and extensive gardens.

The main house impresses through its generous volumes and the authenticity of its materials: original beams, stonework, 18th-century terracotta tiles and period parquet floors throughout. A singular feature of the interior is the presence of original works by Guillaume Corneille — the internationally renowned artist who lived and worked here — integrated into the fabric of the building itself: mosaic fireplaces, decorative tilework and hand-crafted elements that give the property a distinction difficult to replicate. His resting place lies beside that of Vincent van Gogh at nearby Auvers-sur-Oise.

The ground floor offers a sitting room of authentic character, a bright and well-proportioned dining room with wood-burning stove, and a fully equipped kitchen — with central island, steam oven, wine cellar and direct access to the 100 m² terrace and brick barbecue. A large office opens onto two verandas; a shower room and separate WC complete the level.

The period staircase leads to the upper floors. On the first floor, two bedrooms each have their own shower room and WC; one includes a kitchenette. On the second floor, two further bedrooms with cathedral ceilings, mezzanines and private shower rooms offer particularly generous proportions.

The self-contained gîte, accessed independently via the terrace, represents an immediately exploitable source...