LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47374BTX77 Price: 460 000 EUR

agency fees to be paid by the seller

2007 house, 5/6 Bed, 200 m , 90 m outbuilding, 2,600 m plot. Quiet, natural setting. Close to RER D and A6.















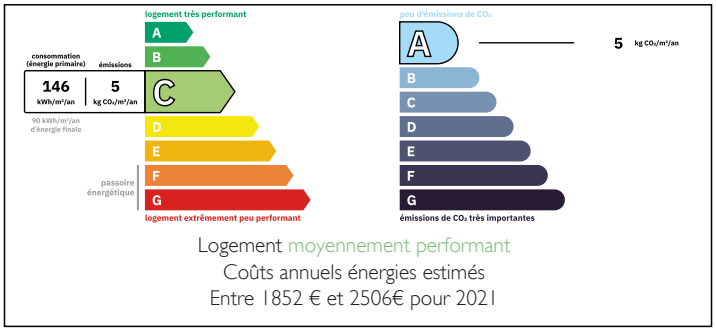
INFORMATION

Town:	Milly-la-Forêt
Department:	Essonne
Bed:	5
Bath:	4
Floor:	200 m2
Plot Size:	2600 m2

IN BRIEF

Near Milly la Forêt, in Nanteau-sur-Essonne (77760), close to RER D stations and the A6 motorway, this well-maintained, move-in-ready high-spec 2007 property offers approx. 200m² living space, over 315m² floor space and 8 principal rooms plus an outbuilding, set in 2,600m² grounds. The accessible ground floor centres on a nearly 70m² living area comprising a lounge/dining room with wood-burning stove and well-equipped open-plan kitchen, opening onto the terrace and its 6-person hot tub. Bedroom with en-suite shower room; utility room, wine cellar and WC. Upstairs: suite with full bathroom, 2 bedrooms sharing a shower room, mezzanine, dressing room, study/bedroom and WC. 90m² outbuilding with 2 garages, shower room/WC and converted room, potentially a 6th bedroom. EPC C, GHG A. The advertised price is the possible first-offer price, including agency fees. Participation in this interactive sale is subject to...

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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

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LOCAL TAXES

Taxe foncière:	**2874 EUR**

NOTES

DESCRIPTION

Near Milly la Forêt, located in Nanteau-sur-Essonne (77760), near Milly-la-Forêt not far from Fontainebleau, this property—built in 2007—combines spacious interiors, high-end features, and versatile usage options. Impeccably maintained and move-in ready, it offers approximately 200 m² of living space (and a total floor area of over 315 m² including the outbuilding), comprising eight rooms set within a completely flat, enclosed 2,600 m² garden.

The Buno-Gironville and Malesherbes train stations, both served by the RER D line, provide easy access to Paris. Proximity to the A6 motorway offers an additional advantage for reaching the capital and major road networks.

The main house has a total floor area of approximately 227 m². The ground floor—designed for accessibility—centers on the heart of the home: a living area of nearly 70 m² that combines a lounge/dining room (featuring a wood-burning stove) with an open-plan kitchen, fully fitted and equipped with high-end Neff and Bosch appliances.

With extensive openings to the outdoors, this entertaining space flows naturally onto a large terrace complete with a six-person Jacuzzi. Burgundy stone flooring enhances the room's elegant yet warm atmosphere. A back kitchen and a professional-grade wine cellar complete the layout, offering highly practical space for storage and daily organization.

This level offers true single-level living, featuring a lovely bedroom that opens onto the garden via French doors and includes its own en-suite shower room. A separate toilet with a hand basin completes the ground floor.

Upstairs, a central mezzanine area provides access to the various bedrooms. A...