LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47540EHO95 Price: 775 000 EUR

agency fees to be paid by the seller

5 Bedroom Family House with Independent Studio For sale at 95250 Beauchamp







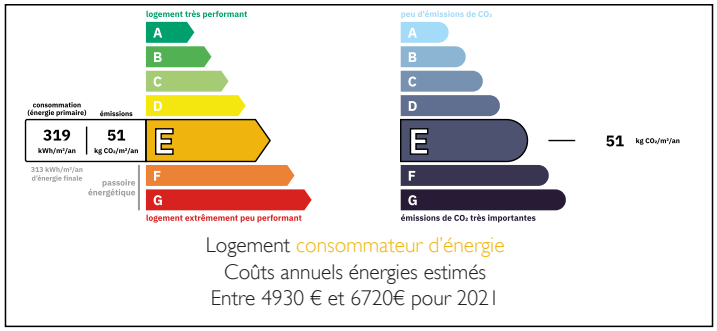








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4930 € et 6720€ pour 2021

INFORMATION

Town:	Beauchamp
Department:	Val-d'Oise
Bed:	5
Bath:	2
Floor:	217 m2
Plot Size:	1018 m2

IN BRIEF

Early 20th-century meulière stone house at 95250 Beauchamp, on a plot of 1,018 m². 217.11 m² over three floors plus a full tiled basement, with period character: high ceilings, oak parquet, an oak staircase with original stained-glass windows.

Ground floor: vast double reception room, open-plan kitchen with granite worktops. First floor: main bedroom, bedroom/dressing room, bedroom/study, shower room, separate WC. Second floor: two further bedrooms, bathroom, separate WC, eaves storage. Basement: utility/laundry room, gym/storage room, wine cellar, boiler room.

Five bedrooms, two shower/bath rooms, three WCs. Gas-fired heating, wood-burning stove, recent heat-pump hot-water cylinder.

Single-storey outbuilding: large cinema/music room,

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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:	**2774 EUR**

NOTES

DESCRIPTION

An early 20th-century meulière stone house, set on a plot of approximately 1,018 m², in the centre of Beauchamp, Val-d'Oise. The house retains a wealth of period character, including oak parquet flooring, a fine period oak staircase, high ceilings and three original stained-glass timber windows, in the staircase and on the first-floor landing.

The main house offers 217.11 m² of habitable space over three floors plus a full basement:

Ground floor — entrance hall (6.94 m²), guest WC (1.97 m²), an interconnecting double reception room (séjour 29.75 m² and salon 15.59 m², 45.34 m² combined) and a modern open-plan kitchen (13.21 m²) fitted with granite worktops and good-quality appliances.

First floor — landing (8.24 m²), a bedroom/dressing room (14.47 m²), separate WC (1.86 m²), a main bedroom (19.8 m²), a shower room (5.34 m²) and a bedroom/study (12.73 m²).

Second floor, under converted eaves — landing with storage cupboards (11.98 m²), separate WC (1.03 m²), two further bedrooms (16.66 m² and 13.6 m²) and a bathroom (3.87 m²).

Full basement — landing (9.28 m²), a utility/laundry room (9.97 m²), an additional room (20.82 m²) currently used as a gymnasium and for storage, a wine cellar (15.04 m²) and a boiler room (6.18 m²).

In total the house provides five bedrooms, two shower/bath rooms and three separate WCs.

Heating is provided by a gas-fired boiler with radiators, supplemented by a wood-burning stove; hot water comes from a recent heat-pump cylinder (Viessmann Vitocal 060-A, 250 litres). Energy rating (DPE): class E (319 kWh/m²/year)....