LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48539EHO60 Price: 360 000 EUR

agency fees to be paid by the seller

A 2 bedroom apartment in the centre of the historic town of Senlis















INFORMATION

Town:	Senlis
Department:	Oise
Bed:	1
Bath:	1
Floor:	90 m2
Outside Space:	1043 m2

IN BRIEF

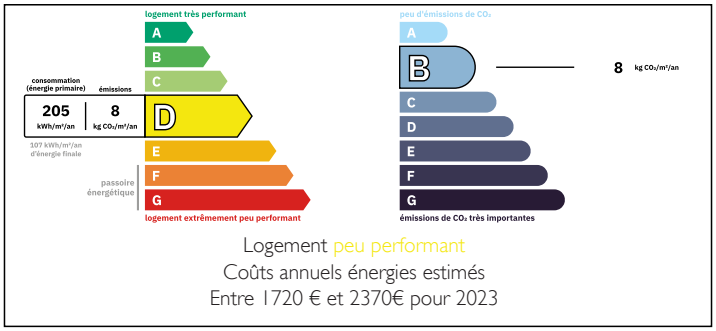
In the heart of Senlis, a historic royal city 40 km north of Paris and 25 minutes from Charles de Gaulle airport, this architect-renovated 90 m² (Carrez) duplex occupies the top floor of a 16th-century building in the protected old town.

The entrance hall leads to a bright 25 m² living and dining room with ancient oak beams, oak flooring and dormer windows offering superb views across Senlis, and a 16 m² fitted kitchen with breakfast bar. A utility room for the washing machine and dryer, a separate WC and a shower room complete this level.

The bedroom has a cathedral ceiling and a floating staircase rising to a mezzanine of 13 m² floor space with glass balustrade, ideal as a second sleeping area, a study or both. Plus a storage attic.

Large, secure shared gardens behind automatic

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1720 € et 2370€ 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.

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LOCAL TAXES

Taxe foncière:	**1592 EUR**

NOTES

DESCRIPTION

Architect-renovated duplex with gardens and parking in the heart of royal Senlis

Senlis is one of the best-preserved historic towns in northern France. It is a former royal city where Hugues Capet was elected king in 987, with a Gothic cathedral, Gallo-Roman walls and cobbled streets. The town sits within the Oise-Pays de France regional nature park, surrounded by the forests of Halatte, Chantilly and Ermenonville, yet only 40 km north of Paris.

This architect-renovated duplex occupies the top floor of a 16th-century building in the protected old town. It offers 90 m² (Carrez) and 103 m² of floor space, combining ancient oak beams with contemporary design: a steel-framed glazed partition, a floating staircase and glass balustrades.

The entrance hall, with storage, leads to a bright 25 m² living and dining room with oak flooring and dormer windows offering superb views across Senlis. The 16 m² fitted kitchen has a breakfast bar. A utility room for the washing machine and dryer, a separate WC and a shower room complete this level.

The bedroom has a cathedral ceiling with exposed beams and a floating staircase rising to a mezzanine of 13 m² floor space with glass balustrade. The mezzanine works as a second sleeping area, a study or both. A storage attic provides extra space.

Outside, residents share large, secure gardens behind automatic gates, a rare asset in a town centre. The sale includes a private outdoor parking space and a cellar. The building is a small condominium of five...