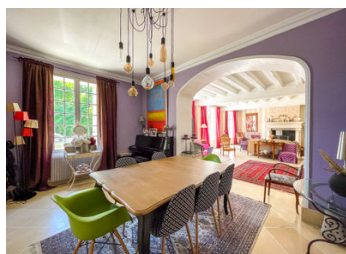
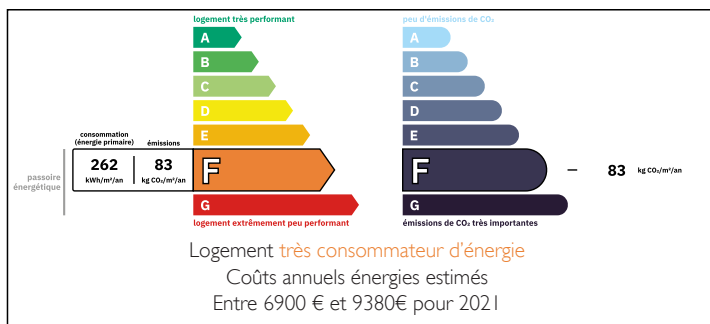


Beautiful bourgeois house with 7 bedrooms at 95320 Saint-Leu-la-Forêt with view of the Eiffel Tower



ENERGY - DPE



INFORMATION

Town:	Saint-Leu-la-Forêt
Department:	Val-d'Oise
Bed:	7
Bath:	3
Floor:	337 m2
Plot Size:	3402 m2

IN BRIEF

On a quiet road above 95320 Saint-Leu-la-Forêt behind automatic gates a paved stone driveway descends towards a secluded south facing plateau overlooking the valley of Montmorency and Paris. It is on this prime site that this traditional meulière character house was built around 1880.

With high ceilings and large windows, each room is bright, spacious, comfortable and with great views. The vast living room has direct access via French doors to a granite paved terrace that's ideal for entertaining and outdoor living. There's a relaxed welcoming atmosphere that offers a family an exceptional quality of life, close to shops and amenities and just 26 minutes from Paris by train.

Ground floor: entrance; office; dining room; living room (55m²); kitchen; cinema; bedroom 1 with WC and shower room.

First floor: 3 bedrooms; dressing room; bathroom; WC.

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: 3412 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

95320 Saint-Leu-La-Forêt, beautiful detached stone built 7-bedroom family house with a living area of 337 m² within enclosed grounds of 3402 m² in a quiet residential area close to all amenities.

The house comprises on the Ground Floor:

ENTRANCE HALL: 16 m²,

OFFICE: 18 m²,

DINING ROOM: 19 m²,

LIVING ROOM: 55 m² with access to outside terraces and garden,

KITCHEN: 25 m²,

CINEMA 28 m²,

CHAMBRE 1: 14 m² with shower room and WC.

First Floor: BEDROOM 2: 16 m²,

BEDROOM 3: 31 m² with dressing room 3 m²,

BEDROOM 4: 12 m²,

BATHROOM: 12 m², WC.

Second Floor:

BEDROOM 5: 16 m²,

BEDROOM 6: 31 m²,

BEDROOM 7: 15 m².

BATHROOM: 12 m², WC.

PARKING: Double garage with utility room and several off-road parking spaces in front of the house and garage. The house has a south facing aspect with views of Paris across the valley of Montmorency and a large, private garden with a paved terrace.

The property has a total plot area of 3402 m². A survey has been carried out that offers the possibility to separate 490 m² of land to build a new house of approximately 170 m².

CONSTRUCTION: c1880.

SHOPS: Supermarkets, shops and amenities in Saint-leu-La- Forêt centre. Excellent market on Wednesday and Saturday mornings.

SCHOOLS: Primary School: Ecole Élémentaire Foch 900 m, High School: Collège Wanda Landowska 1500m. Private school: Le Rosaire.