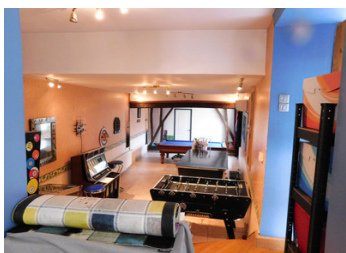


large property with independent gite and covered swimming pool heated by heat pump



INFORMATION

Town:	Thérines
Department:	Oise
Bed:	8
Bath:	2
Floor:	424 m2
Plot Size:	1454 m2



IN BRIEF

Are you looking for a spacious and comfortable house in a green setting?

Discover this charming property located in THERINES (60380), just 15 minutes from Beauvais and 1 hour from Paris.

This property is raised partly on a vaulted cellar and partly on one level. She is composed :

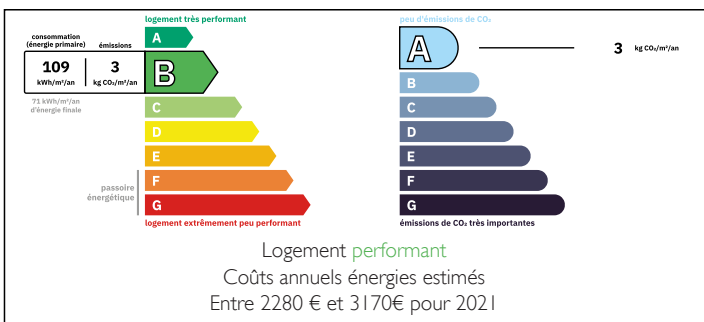
- on the ground floor: a dining room (44 m²) with a GODIN 17 kW insert fireplace for a 1 ml log, a recent A/E kitchen opening onto a veranda heated by a pellet stove , a bathroom (hydro bath and walk-in shower), toilets, a games room (36 m²), a bedroom (19 m²), an office (20 m²), a dressing room, and a boiler room.

- on the 1st floor: a landing, cupboards and 5 bedrooms.

- on the 2nd floor: 2 bedrooms to be separated.

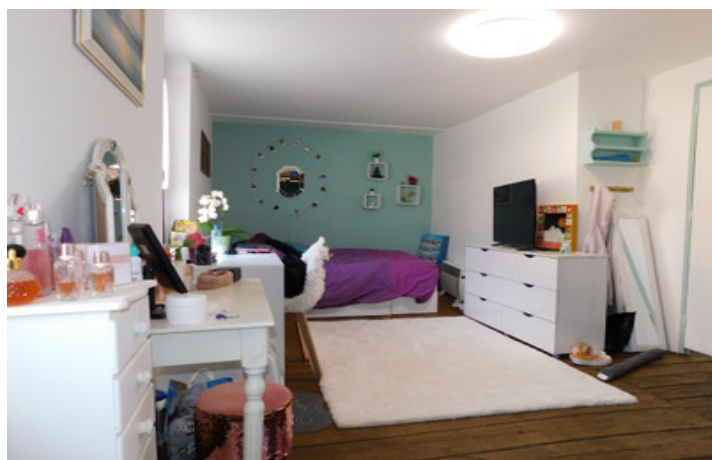
The whole is heated by an air / water heat...

ENERGY - DPE



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.



DESCRIPTION

The village of Thérines is located at the crossroads of communes of Picardie Verte such as Grandvilliers, Marseille en Beauvaisis and Songeons and has in its heritage a recent multifunction room which also houses the school canteen and the extracurricular reception of the schools of the Hautbos, Saint Maur, Saint Deniscourt and Thérines.

The natural environment is not to be outdone since the many woods such as those of La Garenne, the Reserve, Epaty and others draw with the Petit Thérain or Thérinet a hilly landscape offering beautiful views of nearby Normandy.

Thérines is a French commune located in the department of Oise, in the Hauts-de-France region. It is approximately 40 km from Beauvais-Tillé airport and 15 km from the A16 motorway which connects Paris to Calais. Thérines is a rural village with 195 inhabitants according to the 2020 census. Its historical heritage includes the Thérines castle, built in the 18th century, and the Saint-Martin church, dating from the 12th century. Thérines is part of the community of communes of Green Picardy, which brings together 62 communes and offers services and activities to the inhabitants of the territory.

Distances Motorways and Airports:

Beauvais-Tillé Airport 22.9 km away

A29: Aumale 22.2 km, Poix de Picardie / D901 23.8 km.

A16: Interchange n°6 Hardivilliers 22.5 km.

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LOCAL TAXES

Taxe foncière: 3000 EUR

Taxe habitation: EUR

NOTES