

## 4 bedroom Architects House for sale near 95320 Saint-Leu-La-Forêt



## INFORMATION

Town:	Chauvry
Department:	Val-d'Oise
Bed:	4
Bath:	3
Floor:	245 m2
Plot Size:	1644 m2

## IN BRIEF

In the picturesque village of Chauvry near Saint-Leu-La-Forêt, this architects house offers the benefits of modern design in a calm village setting just 40 minutes from Paris.

The house is in great condition, with a huge double living room, 4 bedrooms, 2 bathrooms, a shower room and 4 WCs, 110m2 of terraces and garden.

Ground floor: entrance hall with cloakroom and WC; double living room with access to terraces via French windows; kitchen; bedroom; shower room and WC.

First floor: landing with study area; master bedroom with lounge, his and hers dressing rooms; bath room and WC; bedroom 3; bathroom 2/WC, staircase leading to second floor.

Second floor: landing leading to large leisure room.

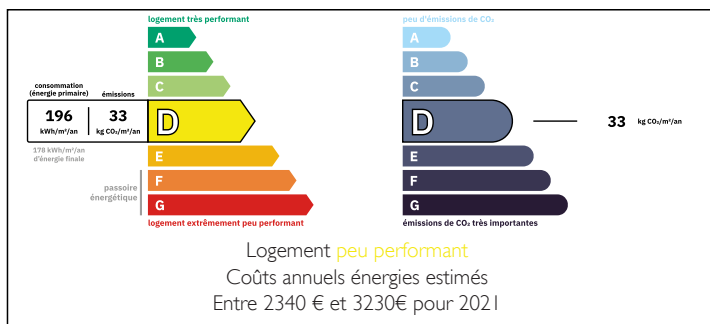
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.

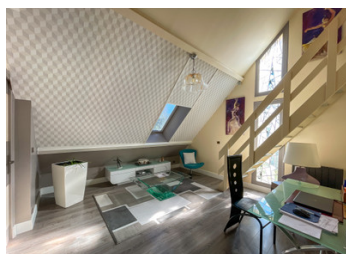
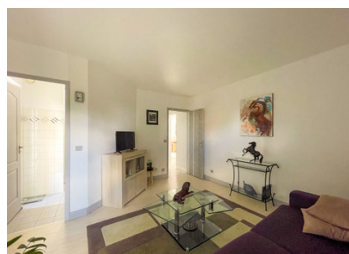
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

Transport: 25...



## ENERGY - DPE





## LOCAL TAXES

**Taxe foncière: 2639 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Enjoying a peaceful situation with views over private gardens without vis-a-vis, this detached 4-bedroom Architect's house is located around 25 km north of Paris, in the heart of the Montmorency Forest, which is a wonderful environment for outdoor activities and for appreciating the wonders of nature.

The house comprises: Ground floor: Entrance 10.7m<sup>2</sup>; cloakroom with wardrobe 2.6m<sup>2</sup>; WC 1.5m<sup>2</sup>; fully equipped kitchen 14m<sup>2</sup> with space for a breakfast table; dining room and lounge of 69m<sup>2</sup> with a functioning fireplace and with French doors leading onto superb split level terraces overlooking the garden; bedroom 1, 15.7m<sup>2</sup> with shower room/WC 3.7m<sup>2</sup> and corridor 1.7m<sup>2</sup>.

First floor: A staircase leads to a first-floor landing 18m<sup>2</sup> that's organized as an office; master bedroom suite 57m<sup>2</sup> comprising bedroom 19m<sup>2</sup>, bathroom with shower and double washbasin in marble, 5m<sup>2</sup>, 2 dressing rooms 5m<sup>2</sup> and 3.8m<sup>2</sup>, and a lounge/boudoir with fire place 17.9m<sup>2</sup>; bedroom 3, 12m<sup>2</sup>; independent bathroom and WC.

A staircase leads to a second floor landing of 7m<sup>2</sup> useful space and a leisure room that could also be used as a fourth bedroom 11m<sup>2</sup> (26m<sup>2</sup> of useful space).

Basement: Double Garage, 40m<sup>2</sup>; cloakroom; corridor; boiler room/storage room; utility/laundry area with washbasin; and workshop.

Habitable living space 203m<sup>2</sup> (floor surfaces of buildings closed and covered, included under a ceiling with a height exceeding 1.80m).

Additional useful living space 42m<sup>2</sup> (floor surfaces of buildings closed and covered, included under a ceiling with a height below 1.80m).

Year of construction: 1992

Individual gas...