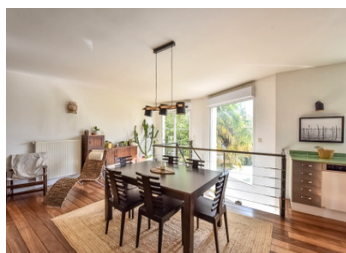


Lovely 4 bedroom house on the edge of the Verrières Wood, heated swimming pool and sauna 91370 border on 92



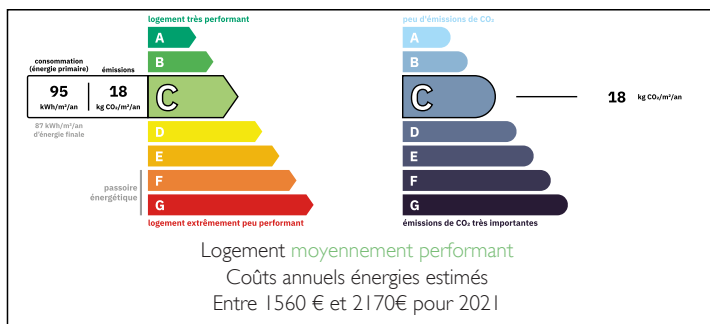
INFORMATION

Town:	Verrières-le-Buisson
Department:	Essonne
Bed:	4
Bath:	3
Floor:	240 m2
Plot Size:	611 m2

IN BRIEF

Located in Verrières-le-Buisson's prestigious Sophie Barat neighborhood, on the edge of the Verrières forest, this contemporary house built in 2002 offers a tranquil lifestyle. Spanning 240m2 across three levels, the ground floor features an 80m2 living area with an open kitchen, dining space, and pantry, along with a guest room (or office) and en-suite bathroom. Upstairs, three large bedrooms include a master suite with a private bathroom. The garden level offers a patio with sauna, garden access, a laundry room, garage, games room and versatile office space. Outside, a 611m2 plot includes a beautiful terrace and covered heated pool. Verrières-le-Buisson boasts green spaces, and proximity to Paris via Antony and Massy stations, offering RER B access and convenience to Orly Airport. This property combines modern amenities with serene surroundings for an exceptional lifestyle in Île-de-France.

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.



LOCAL TAXES

Taxe foncière: 5130 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Stunning Contemporary House with Pool and Sauna in the Sophie Barat Neighbourhood of Verrières-Le-Buisson. Nestling in the hollow of the hillsides, between the Bièvre River flowing southwards in the last meanders of its "green valley" and the state-owned forest, Bois de Verrières, to the west on a plateau and its slopes, Verrières is a collection of squares, parks, streets and lush green alleys where it is pleasant to stroll. The altitude varies from 56 m near the River Bièvre to 100 m at the church, culminating at 173 m in the forest. In the heart of the historic village, you will discover a number of alleyways and paths, while on the immediate outskirts, you will see parkland, the remains of the great Verrière estates.

Nestled in a peaceful cul-de-sac bordered by greenery, this contemporary house offers an exceptional living environment. Built in 2002, it is located in the prestigious Sophie Barat neighbourhood, just 800 meters from shops and with quick access to the A86.

Spanning an area of 240 square meters spread over 3 levels, this luminous residence offers spacious and functional layout.

Ground floor:

Spacious living room of 80 square meters including a double living room with open kitchen, dining area and pantry.

Guest room (or office) with en-suite bathroom.

Separate WC with wash hand basin

First floor:

3 large bedrooms, including a master suite with private bathroom.

A Second family bathroom.

Separate WC.

Garden level:

Patio with sauna offering direct access to the garden.