

OFFER ACCEPTED 4 bedroom house with gardens and outbuildings for sale at 60730 Cauvigny

EXCLUSIVE



## INFORMATION

Town:	Cauvigny
Department:	Oise
Bed:	4
Bath:	1
Floor:	74 m2
Plot Size:	3297 m2

## IN BRIEF

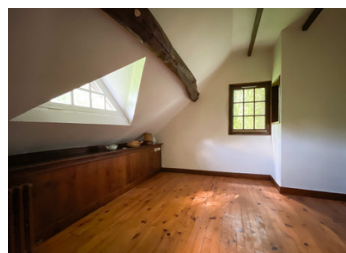
At 60730 Cauvigny, a peaceful village 50 km north of Paris, this charming, detached house built in 1764 offers a calm and relaxing environment for a family either as a principal residence or as a second home. Entrance is via a gated courtyard that also gives access to a large barn and to a large and beautiful garden to the rear of the house.

The accommodation is arranged as follows:

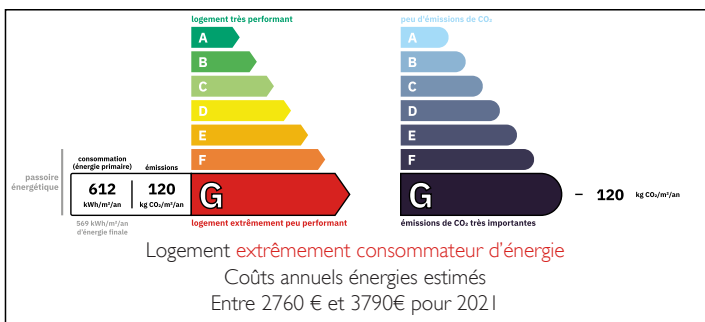
On the ground floor: living room/dining room with a large open fireplace, bread oven, exposed beams and tiled floor; kitchen area with cupboard; shower room/WC.

On the first floor a landing leads to 4 bedrooms featuring pine floors and exposed beams.

Outside: a courtyard with access to a large barn and other covered buildings ideal for storing garden machinery and firewood. The boiler is housed in a separate outbuilding that also...

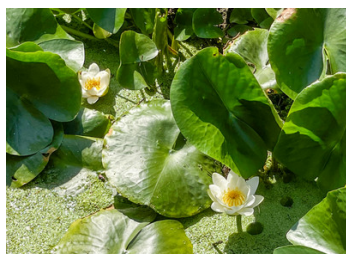


## ENERGY - DPE



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:** 382 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Built in 1764 this stone-built house is in good structural condition with a recently reconditioned roof. A covered gateway leads to a large courtyard with plenty of room to park cars. The courtyard is not overlooked and provides an intimate and private environment to enjoy family life. The roof on the large barn across the courtyard has also been reconditioned, which makes it useful for a multitude of purposes.

The beautiful garden behind the house contains an impressive variety of trees and plants and opens out onto fields and countryside at the end of the plot. The atmosphere is calm and relaxing while it is just a 4 minute drive to shops and services in the neighbouring town of Saint Geneviève.

The accommodation is arranged as follows:

On the ground floor: living room 27m<sup>2</sup> with functioning open fireplace, bread/pizza oven and a tiled floor; office 7m<sup>2</sup> with cupboard; kitchen 4,5m<sup>2</sup> with cupboards, shower room/WC 2m<sup>2</sup>.

On the first floor: landing 2.5m<sup>2</sup> leading to four bedrooms of approximately 10m<sup>2</sup> floorspace each. All the bedrooms have pine floors and exposed beams.

Transport: Excellent transport links, both locally and internationally. By train: 50 minutes from Mouy Railway Station to Paris Gare du Nord (Eurostar, Thalys, Metro, RER and national rail network). By car: 30 minutes from the A16 motorway and the national motorway network. By plane: 50 minutes from Paris CDG airport by car. The historic towns of Chantilly (famous for its hippodrome and castle) and Senlis are a short drive...