

Cosy house in the heart of the old village of Cormeilles-en-Parisis. Uninterrupted view with 526m garden.



## INFORMATION

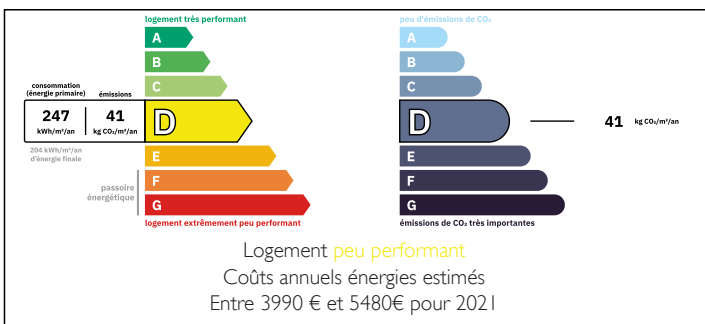
Town:	Cormeilles-en-Parisis
Department:	Val-d'Oise
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	526 m2



## IN BRIEF

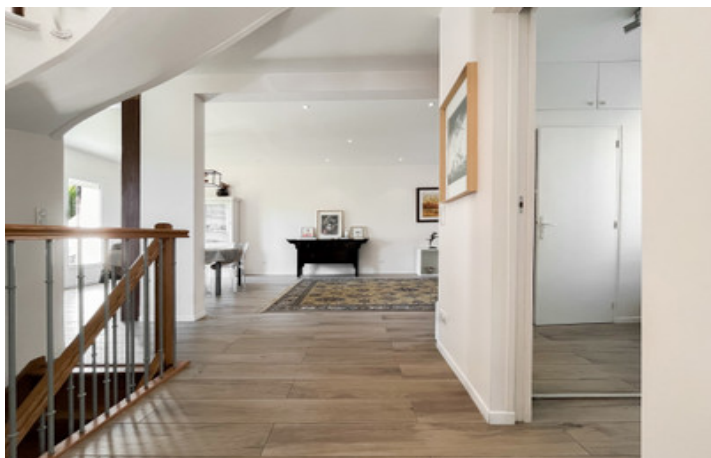
Located in the heart of Cormeilles-en-Parisis, this south-facing 220 m<sup>2</sup> town house offers an exceptional living environment. Spread over 4 levels, it has a large, unoverlooked garden of 526 m<sup>2</sup> with a pond, vegetable garden and fruit trees. The garden level includes an independent space with a 20m<sup>2</sup> terrace, perfect for a separate flat or professional space. It currently houses a workshop, a laundry room and a cinema room. On the ground floor, a kitchen opens onto a large, light-filled living/dining room that opens onto a balcony with uninterrupted views over the garden. The first floor offers a study, 3 bedrooms and a large bathroom. The top floor, dedicated to children, offers 2 bedrooms and a shower room. Ideally located close to schools, shops and transport links, this atypical house offers every comfort: double glazing, electric shutters, video...

## 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

Located in the village of Corneilles-en-Parisis, this 220 m<sup>2</sup> house offers a relaxing living environment, combining the charm of nature with the proximity of all amenities. Facing due south, it benefits from unrivalled light, and its unoverlooked 526 m<sup>2</sup> garden promises plenty of family fun. Imagine yourself in this haven of peace, lulled by the sound of the pond, surrounded by fragrant rose bushes, wisteria and fruit trees (apples, pears, figs, cherries, plums).

Easy access to the station makes this house a perfect choice for families looking for a leafy setting without sacrificing proximity to Paris (A15 within easy reach, with no noise pollution). You'll also appreciate the proximity of schools (nursery, collège and lycée) as well as the market and town hall, all within walking distance.

This atypical residence, spread over 4 levels, will suit all your needs. The garden level, with its independent entrance, offers a versatile space: ideal for a separate flat, a liberal profession or a creative workshop. A 20m<sup>2</sup> terrace invites you to enjoy convivial outdoor moments. The ground floor features an elegant entrance hall with dressing room. The entire house is equipped with double glazing, electric shutters and a video intercom for optimum comfort.

The living spaces are just like this house: functional and charming. On the first floor, a light-filled study offers an uninterrupted view of the village and its church. Three comfortable bedrooms, a spacious dressing room and a large bathroom with shower and bath make up this family...

## LOCAL TAXES

Taxe foncière:	2206 EUR
Taxe habitation:	EUR

## NOTES