

Let yourself be seduced by the history and timeless charm of this 19th century presbytery

EXCLUSIVE

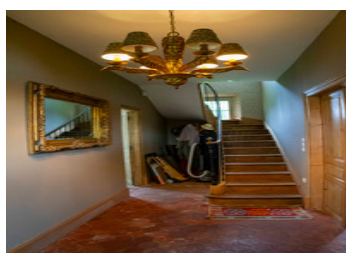
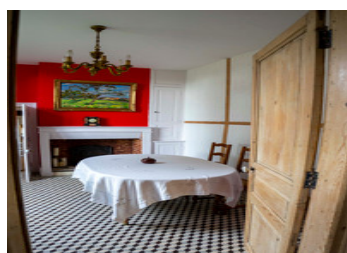


INFORMATION

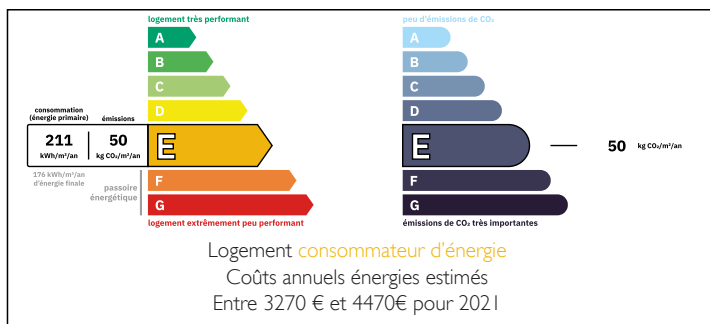
Town:	Loueuse
Department:	Oise
Bed:	5
Bath:	1
Floor:	220 m ²
Plot Size:	3190 m ²

IN BRIEF

Just 20 minutes from Beauvais (airport) , 1h10 from Dieppe (ferries to Newhaven), 10 minutes from Gerberoy and 1h30 from Paris, discover this superb 19th century presbytery of 220 m², entirely restored with particular care to preserve its historic character.

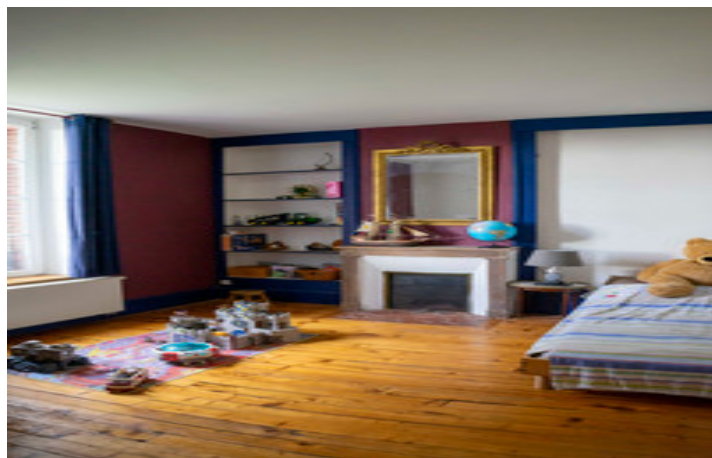


ENERGY - DPE



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

Situated on a 3,200 m² plot of land adorned with majestic century-old trees, this private residence offers a unique atmosphere, full of authenticity. From the entrance, the charm operates thanks to the period materials: old terracotta tiles, cement tiles, noble wood parquet floors, period doors and fireplaces, all meticulously preserved to preserve the soul of this place full of history.

On the ground floor, you will discover a welcoming entrance, a warm living room, a convivial dining room, a bedroom, a back kitchen, as well as a kitchen opening onto a large ipé terrace, ideal for relaxing outdoors.

Upstairs, a landing leads to three bedrooms, a bathroom and a dressing area. The second floor reveals a large room of over 50 m² with superb exposed beams, offering the possibility of creating several spaces according to your needs.

Outside, two outbuildings with authentic character add to the charm of this property: a 34 m² garage and a 45 m² barn, with a floor offering an additional 90 m². Four small boxes complete the set, perfect for various projects.

Modern comfort is ensured with central heating (Viessmann oil boiler) and a wood-burning fireplace, while fiber allows teleworking. The little extras of this property? A cellar, a period bread oven, a woodshed, an electric gate, and above all, no work to be planned - a rare property ready to welcome its new occupants.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 582 EUR

Taxe habitation: EUR

NOTES