

Two charming country houses located in a quiet area and far from the hustle and bustle of everyday life.



INFORMATION

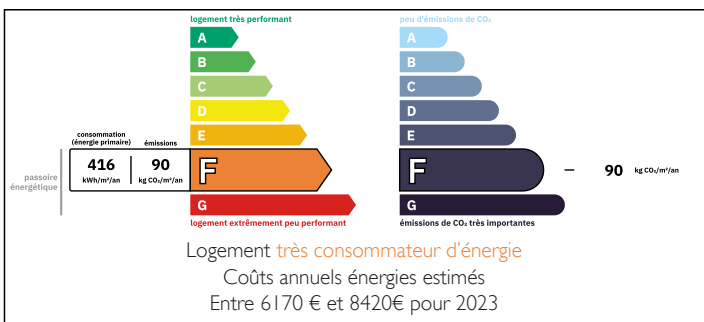
Town:	Méru
Department:	Oise
Bed:	6
Bath:	2
Floor:	164 m2
Plot Size:	1361 m2



IN BRIEF

Let yourself be captivated by the authentic charm of this characterful property, perfect for a family home, a second home getaway, or a tourist business. Its enclosed grounds and terrace invite you to relax and enjoy conviviality, whether with family or friends. It also includes a full basement, perfect for your storage, DIY or creating a leisure space.

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

This characterful property is located 30 minutes from Beauvais and its airport, 50 minutes from Paris, 2 hours from Dieppe, 2.5 hours from Le Havre, and 2 hours 15 minutes from Calais. It is composed as follows:

First House

Ground Floor

Kitchen □ 4.3 m²

Living Room □ 20.5 m²

Dining Room □ 14.6 m²

Bedroom 1 □ 22.5 m²

First Floor

Bedroom 2 □ 14.6 m²

Bedroom 3 □ 11.3 m²

Bathroom □ 3.3 m²

Basement □ 39 m²

Second House

Ground Floor

Kitchen □ 16.9 m² m²

Utility Room/Laundry Room □ 10 m²

Dining Room/Living Room □ 20.2 m²

Bedroom 1 □ 10.8 m²

Bathroom □ 2.4 m²

Floor 1

Bedroom 2 □ 12.8 m²

Bedroom 3 □ 11.3 m²

Key Features:

Peaceful and pleasant living environment

Possibility of operating as a guest house/gîte

Full basement

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

LOCAL TAXES

Taxe foncière: 1700 EUR

Taxe habitation: EUR

NOTES