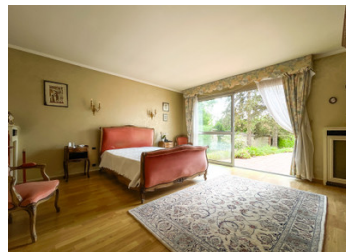


## Large family 4 bedroom house with large garden at 95430 Auvers-sur-Oise



## INFORMATION

Town:	Auvers-sur-Oise
Department:	Val-d'Oise
Bed:	4
Bath:	2
Floor:	268 m <sup>2</sup>
Plot Size:	2594 m <sup>2</sup>



## IN BRIEF

Nestled behind stone walls, this architect-designed residence (1979) offers comfortable living across 268m<sup>2</sup> of habitable space. The 2,594m<sup>2</sup> south-facing landscaped grounds create a private sanctuary in an area famously captured in Van Gogh's paintings during his prolific period here.

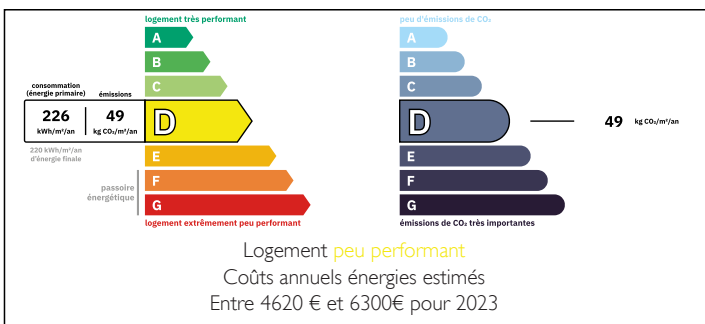
The impressive ground floor features a 73m<sup>2</sup> reception with 4m ceilings, a practical 21m<sup>2</sup> flow-through kitchen, and a generous 40m<sup>2</sup> principal suite with terrace access. Additional accommodation includes a study and two bedrooms.

Upstairs offers a bedroom with private terrace and adaptable spaces for further personalization. Modern conveniences include double glazing and electric shutters throughout.

The 73m<sup>2</sup> basement houses utilities, workshop, and wine bar, while an original stone dependency awaits renovation.

Perfect for families seeking space and serenity in a location that inspired one of history's most

## 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

Discover this striking architect-designed residence where generous proportions and thoughtful design create an exceptional living environment. Discreetly positioned behind handsome stone walls, this substantial property unfolds across a beautifully landscaped 2,594m<sup>2</sup> south-facing parkland setting.

### GROUND FLOOR (217.56m<sup>2</sup>)

Upon entering through the 4.80m<sup>2</sup> entrance hall, you're immediately struck by the impressive reception spaces. The property offers a magnificent 73m<sup>2</sup> open-plan reception area comprising a 21.86m<sup>2</sup> television salon, an elegant 32.70m<sup>2</sup> dining room with impressive 4-metre ceiling heights, and a 17.69m<sup>2</sup> salon featuring an attractive fireplace. These generous interconnected spaces create a wonderful sense of light and openness, perfect for both family life and entertaining.

The practical 21.06m<sup>2</sup> kitchen offers a convenient through-kitchen configuration with dual aspects, complemented by a secondary 5.12m<sup>2</sup> entrance providing direct access to the garden. A 12.10m<sup>2</sup> utility room ensures all practicalities are discreetly accommodated.

The ground floor sleeping quarters are thoughtfully arranged with a 12.40m<sup>2</sup> study, ideal for home working. The principal bedroom presents a luxurious 20.12m<sup>2</sup> retreat with southerly exposure and direct terrace access, complemented by a generous 9.37m<sup>2</sup> dressing room and an 8.57m<sup>2</sup> shower room. Two additional bedrooms (12.83m<sup>2</sup> and 16.30m<sup>2</sup>) share a well-appointed 5.58m<sup>2</sup> bathroom, with a second 4.28m<sup>2</sup> dressing room and convenient storage spaces. A guest WC completes this level.

### FIRST FLOOR (18.81m<sup>2</sup>)

The upper level currently features a 16.51m<sup>2</sup> bedroom with access to its own private terrace, offering peaceful views over the gardens.

### CONVERTIBLE ATTIC SPACES (77.32m<sup>2</sup>)

Substantial attic spaces await your personal vision—comprising four distinct areas (27m<sup>2</sup>, 19.20m<sup>2</sup>, 7.42m<sup>2</sup>, and 23.70m<sup>2</sup>), these well-positioned...

## LOCAL TAXES

Taxe foncière: **5304 EUR**

Taxe habitation: **EUR**

## NOTES