

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:	268.3 m ²
Plot Size:	2594 m ²

IN BRIEF

Nestled behind stone walls, this architect-designed residence (1979) offers comfortable living across 268m² of habitable space. The 2,594m² 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 73m² reception with 4m ceilings, a practical 21m² flow-through kitchen, and a generous 40m² principal suite with terrace access. Additional accommodation includes a study and two bedrooms.

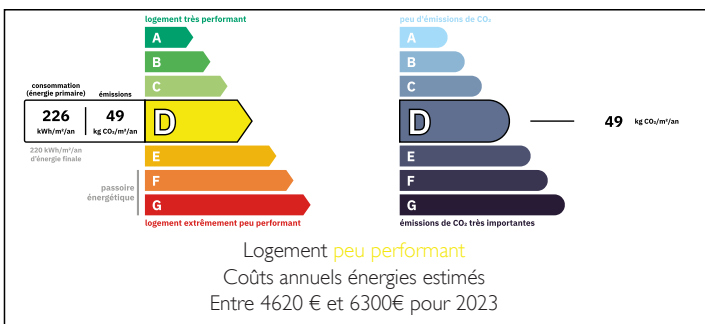
Upstairs offers a bedroom with private terrace and adaptable spaces for further personalization. Modern conveniences include double glazing and electric shutters throughout.

The 73m² 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



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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 distinctive architect-designed home, where practical comfort and generous proportions create an atmosphere of calm living. Discreetly positioned behind handsome stone walls, this appealing property unfolds across a beautifully landscaped 2,594m² south-facing parkland setting.

Upon entering, you'll appreciate the well-considered layout—a spacious 73m² reception area with impressive 4-meter ceiling heights creates a sense of openness and light. The practical 21m² kitchen, designed for both entertaining and daily living, offers a convenient flow-through configuration with dual aspects.

The ground floor principal bedroom presents a generous 40m² retreat with southerly exposure and direct terrace access. This level is completed by a functional study, two additional bedrooms, practical wardrobe storage, and a well-appointed bathroom.

Ascend to the upper level where one bedroom enjoys its own private terrace, while adaptable spaces await your personal vision—well-positioned to create an additional suite and recreation area opening onto a second terrace. The residence offers a substantial 330m² of potential living space.

Modern conveniences enhance daily life throughout, with double glazing and automatic electric window shutters on every window—thoughtful features that provide both energy efficiency and ease of living.

The 73m² lower level provides practical utility spaces including a boiler room, cellar, and workshop, alongside a comfortable wine bar area—perfect for gatherings with friends.

An original stone dependency, ideal for renovation, completes this offering—presenting versatile accommodation for guests or extended family.

This well-designed property represents an excellent

LOCAL TAXES

Taxe foncière: 5304 EUR

Taxe habitation: EUR

NOTES