

4 bedroom house with apartment and beautiful woodland garden at 95560 Chauvry 23 km from Paris



INFORMATION

Town:	Chauvry
Department:	Val-d'Oise
Bed:	4
Bath:	3
Floor:	357 m2
Plot Size:	10993 m2



IN BRIEF

In the picturesque village of Chauvry near Saint-Leu-La-Forêt, this unique character house featuring magnificent Norman half-timbering, offers the benefits of modern living in a calm village setting just 40 minutes from Paris.

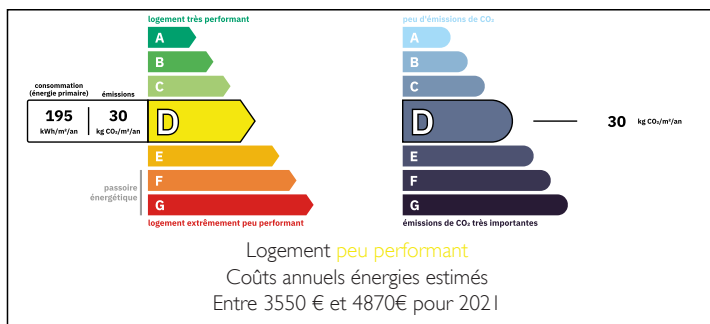
The house features a huge double living room and dining room with fireplaces, 4 bedrooms, 3 bathrooms, and outdoor terraces that optimise the wonderful garden.

Ground floor: entrance hall with cloakroom and WC; double living room with access to terraces via French windows; kitchen; master bedroom with bathroom and WC.

First floor: large mezzanine games area; two bedrooms with lounge, bath room and WC; separate studio with independent exterior access, kitchen/dining room, bedroom and shower room/WC.

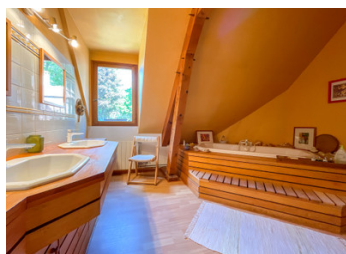
Double garage with boiler room and workshop area. Outside: terraces overlooking the garden and

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.



LOCAL TAXES

Taxe foncière: 3537 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Exceptional Property in Chauvry

This remarkable character residence in Chauvry showcases magnificent Norman half-timbering and distinctive French architectural heritage, perfectly situated just 30 minutes from Paris in the verdant Val-d'Oise department.

EXCEPTIONAL LIVING SPACE

Set on beautifully landscaped grounds, this manor house offers an impressive 356.91 m² (3,842 sq ft) of living space distributed across two levels, harmoniously blending historical elegance with modern comforts.

The interior reveals a breathtaking great living room with cathedral ceilings adorned with authentic whitewashed exposed beams. The magnificent main salon (36 m²) features terracotta tile flooring and abundant natural light streaming through French doors that open to the tranquil gardens.

SPACE DISTRIBUTION

The property boasts exceptional living spaces including:

- Four elegant bedrooms including a ground floor suite
- Spectacular kitchen of 24.40 m² (263 sq ft)
- Multiple salon areas totalling over 105 m² (753 sq ft)
- An independent studio of 40 m² (430 sq ft)

The architectural splendour continues with a stunning stone fireplace, rustic chandelier, and authentic period details throughout. The mezzanine area (25.80 m²) provides additional character and functionality.

PRIVILEGED ENVIRONMENT

Located in the Val-d'Oise department in the Île-de-France region, Chauvry is a charming village benefiting from an exceptional natural setting, just 23 kilometres (14 miles) from Paris. The property is in immediate proximity to the majestic Montmorency