

2 bedroom house with gardens and outbuildings for sale at 60730 Cauvigny

EXCLUSIVE



INFORMATION

Town:	Cauvigny
Department:	Oise
Bed:	3
Bath:	1
Floor:	100.5 m2
Plot Size:	2674 m2

IN BRIEF

At 60730 Cauvigny, a peaceful village 50 km north of Paris, this charming, detached house built in 1802 offers a calm and relaxing environment for a family either as a principal residence or as a second home. Entrance is via a gated courtyard that also gives access to a large barn and to a large and beautiful garden.

The accommodation is arranged as follows:

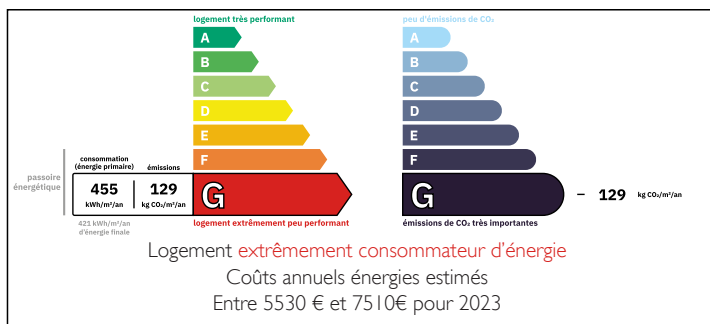
On the ground floor: living room with a large open fireplace, exposed beams and tiled floor; dining room; kitchen and a room being renovated that could be a downstairs bedroom.

On the first floor a landing leads to a spacious master bedroom featuring exposed beams. Via a corridor a second bedroom, a bathroom and access to an attic part of which could be converted into an additional bedroom.

Outside: a courtyard with access to a large barn...

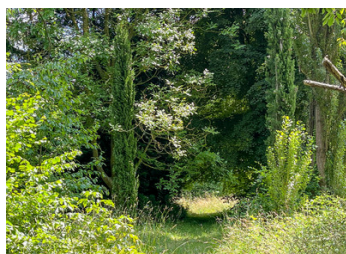
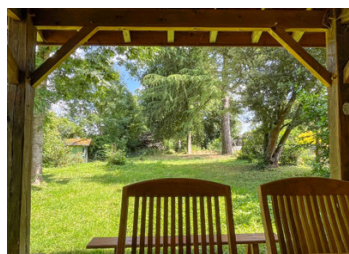


ENERGY - DPE



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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

Built in 1802 this stone-built house is in good structural condition with a recently reconditioned roof. A gateway leads to a private garden and driveway with room to park 2 cars. The garden is not overlooked and provides a private environment to enjoy family life. Across the garden is a barn on 2 levels. The ground level consists of garage space and a workshop area with additional storage space. A staircase leads to a large first floor space that can be used as a games room, or a workspace.

The beautiful garden behind the house contains an impressive variety of trees and plants and opens out onto fields and countryside at the end of the plot. The atmosphere is calm and relaxing while it is just a 4 minute drive to shops and services in the neighbouring town of Saint Geneviève.

The accommodation is arranged as follows:

On the ground floor: living room 21m² with functioning open fireplace and a tiled floor; dining room 15m²; kitchen 19m²; room in renovation 14m², that could be used as a reception room or a ground floor bedroom.

On the first floor: landing 3.5m² leading to a master bedroom 16,5m², a 2nd bedroom of approximately 6m² floorspace, a bathroom of 6m² floorspace and an independent WC 1.2m².

All the rooms on this floor feature exposed beams and beautiful solid oak doors.

The landing also gives access to two attic spaces, the first of which could be converted into a 10m²...

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES