

## MAGNIFICENT CHÂTEAU XVII<sup>e</sup> SIÈCLE - LE COUDRAY-MONTCEAUX, RER D station 260m, View over Seine, Buildable, Calm



### ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Le Coudray-Montceaux
Department:	Essonne
Bed:	13
Bath:	5
Floor:	700 m2
Plot Size:	8361 m2

## IN BRIEF

An exceptional opportunity to restore this magnificent chateau to its former grandeur and create a magnificent family home, or for developers to divide it into several dwellings.

Quiet and unoverlooked, it faces south, on a plot of 8,361 m<sup>2</sup>.

[20% of the plot is constructible according to the 2025 PLU].

Located 35 km from Paris, 47 minutes by RER and 250 m from the station.

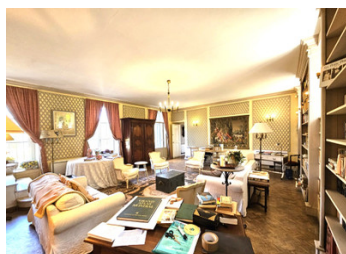
Built with 4 floors around 1635

The reception rooms are transversal and offer spectacular paronamic views over the Seine.

Nestled in grounds with a mooring, it has 17 rooms, 4 receptions, 13 bedrooms, 5 bathrooms and 2 kitchens.

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.



## LOCAL TAXES

**Taxe foncière: 4743 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

It's easy to see why this idyllic spot on the Seine, with its breathtaking panoramic views, gave rise to one of the greatest love stories ever experienced by a French king. The Château du bas-Coudray, built as a residential retreat away from the castle of the lord of COUDRAY, whose main residence was in the grounds of the Golf du Coudray-Montceaux, 1.4 km away.

Welcoming, warm and harmonious, this prestigious château is practical for those who want to live in the countryside while being close to the heart of Paris, just 47 minutes away by RER. Sheltered between the wooded slopes surrounding the Belle Gabrielle staircase and the Seine, it enjoys a cool microclimate during the hot summer months. The slopes and trees provide a peaceful environment just 2.7 km from the A6 motorway.

### THE CHÂTEAU COMPRISES

GARDEN GROUND:- 165.8 m2 Semi-buried, with large windows facing north and the garden in front of the château.

DEBARRAS - 5.0 m2 - LIBRARY - 47.2 m2 - BEDROOM 3 - 9.9 m2 - BEDROOM 2 - 11.4 m2 - UTILITY ROOM 2 - 4.1 m2 - BATHROOM 1 - 6.1 m2 - BEDROOM 1 - 10.5 m2 - UTILITY ROOM 1 - 4, 1 m2 - WC 1 - 1.4 m2 - CLEARING 2 - 13.2 m2 - ENTRANCE - 7.9 m2 - CLEARING 1 - 8.9 m2 - LIVING ROOM - 29.6 m2 - UTILITY ROOM - 4.1 m2 - STORAGE ROOM - 2.4 m2 ...