

Gouvernes: 17th-Century Residence of 290 m with 4,000 m Grounds, Indoor Pool and Outbuildings

EXCLUSIVE



INFORMATION

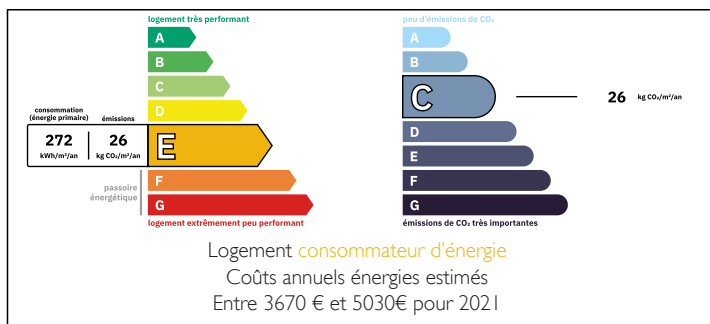
Town:	Gouvernes
Department:	Seine-et-Marne
Bed:	5
Bath:	5
Floor:	290 m2
Plot Size:	3935 m2

IN BRIEF

Just minutes from Paris, Lagny-sur-Marne and Disneyland, this 17th-century residence stands out for its authenticity and landscaped 4,000 m² grounds, offering total privacy. With 290 m² of living space (up to 360 m² with 80 m² of convertible attic space), the property includes a 20 m² entrance hall, a solid cherrywood kitchen, and a 60 m² living area combining a Louis XIV fireplace lounge, dining room and study. The ground floor also features a shower room, WC, and a glass-covered courtyard with conservatory. Upstairs, four bedrooms, a bathroom, WC, and a 30 m² master suite with private terrace overlooking the park complete the layout. Additional highlights include a 12.5 x 6 m covered pool, guest cottage, winter conservatory, heated/air-conditioned workshop, garden shed, laundry room, double garage and six parking spaces. A vaulted cellar completes this unique property, ideal...



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.



LOCAL TAXES

Taxe foncière: 3700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Surface areas

Entrance hall: 20 m²

Fully fitted solid cherrywood kitchen: 20 m²

Living area: 60 m² (lounge with Louis XIV fireplace, dining room, study)

Ground floor: shower room + WC with washbasin

First floor: 4 bedrooms, bathroom with WC, separate WC

Master suite: 30 m² with en-suite bathroom and private terrace

Attic: 80 m² convertible (potential for 2-3 bedrooms and bathrooms)

Outbuildings

Guest cottage

Laundry room 20 m²

Winter garden/conservatory 60 m²

Heated and air-conditioned workshop

Garden shed

Annexes : Double garage, 6 outdoor parking spaces, Large vaulted cellar

Covered pool: 12.5 m x 6 m

Land : 4,000 sq landscaped grounds with full privacy

Neighborhood and Street

Located in the heart of Gouvernes, in a peaceful, green and residential setting, this property offers an authentic and highly sought-after living environment.

Lifestyle

A 17th-century home carefully renovated to combine historic charm with modern comfort. Bright southern exposure, well-maintained features (roofing, windows, heating, electricity), requiring no renovation.

Education

Numerous nursery, primary and middle schools nearby, with secondary schools accessible in Lagny-sur-Marne and Chessy.

Local Landmarks

Close to Disneyland Paris and Lagny-sur-Marne