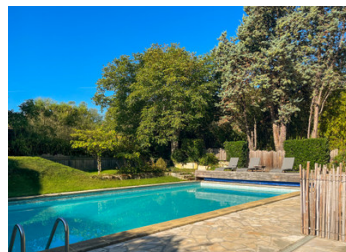


Exceptional family estate in the village of Cergy with several buildings, wooded grounds, and a swimming pool.



INFORMATION

Town:	Cergy
Department:	Val-d'Oise
Bed:	20
Bath:	12
Floor:	741 m2
Plot Size:	12000 m2



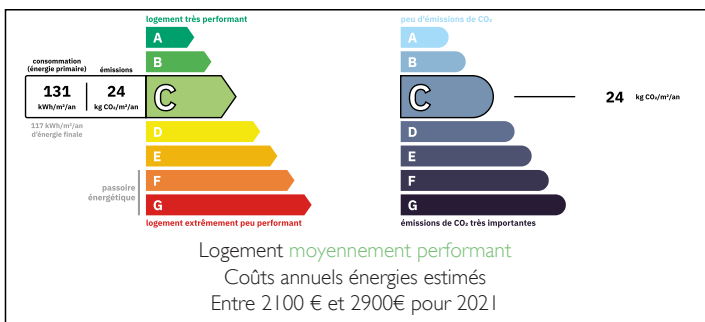
IN BRIEF

In the heart of the village of Cergy, just 30 minutes from Paris, lies a rare estate steeped in history, passed down through three generations, where elegance, heritage, and nature come together in perfect harmony.

Set in grounds covering more than 1.2 hectares, this estate comprises several remarkable buildings, each with its own unique character:

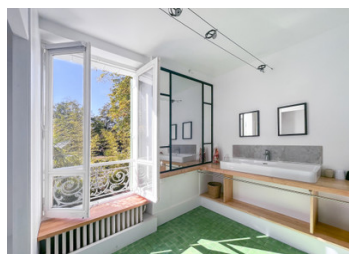
- La Maison Rose (233 m²), built in 1850 and lovingly restored, offers spacious, light-filled rooms, including a living room with precious lemon and Madagascan violet wood flooring, as well as four suites, each with its own en-suite bathroom.
- La Longère (317 m²), a former barn that has been reinvented, has a seminar room, a reception room with surprisingly high ceilings, and several guest rooms.

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.



DESCRIPTION

- The cottage, dating from the 17th century and renovated in 2015, offers charming accommodation for six people.
- The half-timbered house (155 m²), built in 1977, offers additional development potential.
- The charming pavilion and dovecote add a unique and poetic touch to the property, both of which are currently used as guest rooms. The dovecote is accessible to people with reduced mobility.
- The workshop, which houses the owner's cabinetmaking business, will allow you to give free rein to your creativity. Four studios currently rented out provide immediate additional income.

This versatile property offers an ideal setting for a wide range of projects. It could become an elegant and spacious family home, where everyone has their own space. Its layout and facilities also make it suitable for developing tourist activities, yoga retreats, seminars, receptions, a hotel, or a restaurant.

Thanks to its inspiring atmosphere, the estate is also well suited to cultural and artistic projects, such as organizing art exhibitions or hosting artist residencies. Finally, the studios already rented out provide immediate rental income, reinforcing the appeal of the property as a quality investment. The park, a veritable green oasis with its majestic trees, beautiful paths, and vegetable garden, accentuates the charm of the property, a unique place that is both intimate and spacious, exuding an atmosphere of serenity.

- Transportation: The property is well connected. You have easy access to the RER A train line thanks to several nearby stations: Cergy-Préfecture, Cergy-Saint-Christophe, and Cergy-Le...

LOCAL TAXES

Taxe foncière:	14638 EUR
Taxe habitation:	EUR

NOTES