

Elegant 233 m mansion in Ham 95000, built in 1850, with a 4,383 m wooded garden.



INFORMATION

Town:	Cergy
Department:	Val-d'Oise
Bed:	4
Bath:	4
Floor:	233 m2
Plot Size:	4383 m2

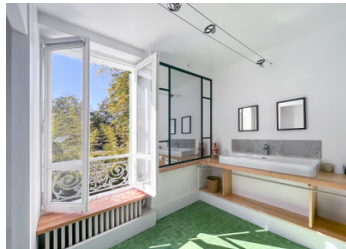
IN BRIEF

In the heart of the village of Cergy, just 30 minutes from Paris, this elegant 2,330 sq ft mansion, built in 1850 and set in a 4,750 sq ft wooded garden, offers an elegant and welcoming living environment.

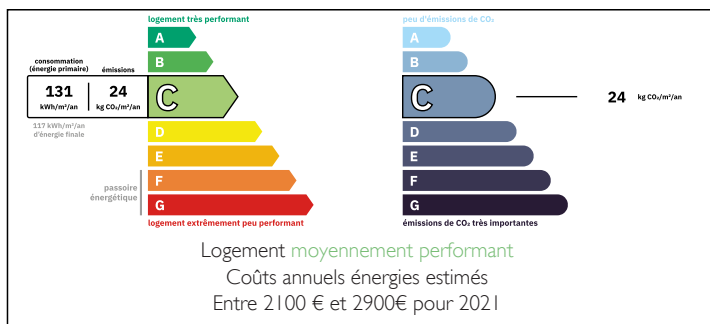
As soon as you enter, with its Belgian black marble and Saumur stone, you will be charmed by the character of the place. The vast 31.9 m² living room, bathed in light, features rare lemonwood and Madagascan violet wood parquet flooring, reflecting the owner's cabinetmaking skills. A 32.3 m² dining room and an 18.3 m² kitchen complete this reception area.

Spread over three levels, the house has four large bedrooms ranging from 18 m² to 27 m², each with its own shower room or bathroom.

The south-facing rear façade provides plenty of light and opens onto the tree-lined garden.



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 habitation: EUR

NOTES

DESCRIPTION

In the park, you will find the Hunting Lodge, dating from the same period, where Prince Murat's entourage used to gather. Its interior, with its original wood paneling and wooden tile roof, adds to the charm of this veritable gem.

- **Transportation:** The property is well connected. You have easy access to the RER A thanks to several nearby stations: Cergy-Préfecture, Cergy-Saint-Christophe, Cergy-Le Haut. These stations allow you to reach Paris in less than an hour.

- **Local shops and services:** A few minutes away, you will find all the essential amenities: bakeries, pharmacies, supermarkets, banks, and restaurants.

- **Major shopping centers:** Les Trois Fontaines shopping center, one of the largest in the city with over 150 stores (fashion, home goods, appliances, etc.), as well as national chains (FNAC, Auchan, etc.), is located nearby.

- **Living environment:** The area is residential, quiet, with beautiful green spaces.

Cergy Village, the historic district of the city of Cergy, has a warm and preserved atmosphere. With its picturesque streets, old stone buildings, and lively little squares, this neighborhood has retained all the charm of a village. It is home to local shops, friendly restaurants, a market renowned for its fresh produce, and several schools and public services.

A true living space, Cergy Village combines tradition and modernity, offering a sought-after residential setting where life is good, while remaining perfectly connected to the rest of the metropolitan area and Paris.

Information about risks to which this property is exposed is available on the...