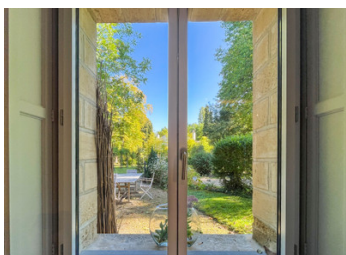
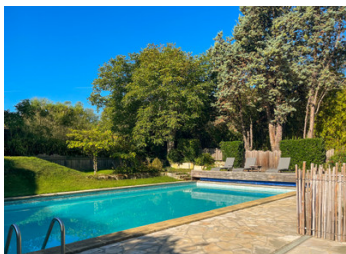


Charming 317 m farmhouse with guest house and swimming pool, in the Cergy Village, 30 minutes from Paris.



## INFORMATION

Town:	Cergy
Department:	Val-d'Oise
Bed:	3
Bath:	5
Floor:	317 m2
Plot Size:	2484 m2

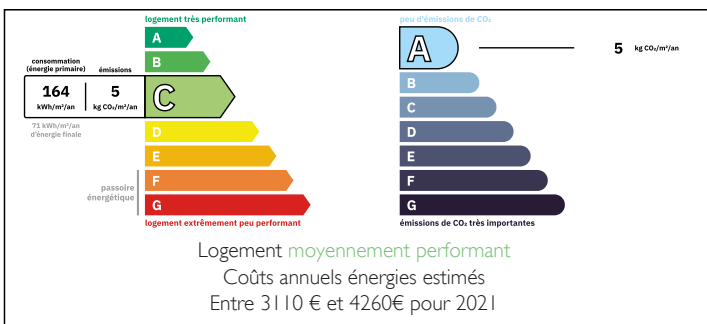
## IN BRIEF

In the heart of Cergy Village, this renovated 317 m<sup>2</sup> former barn charms with its authenticity and generous proportions. It offers a rare dual potential: to become a spacious family home or to continue operating as a tourist attraction just 30 minutes from Paris.

The 235 m<sup>2</sup> farmhouse is now equipped to welcome guests: on the ground floor, it has a large seminar room (49 m<sup>2</sup>), ideal for hosting receptions or professional events (20 to 25 people). A vast 48 m<sup>2</sup> dining room with surprisingly high ceilings, extended by an adjoining kitchen, completes this space (56m<sup>2</sup>). Upstairs, the sleeping area comprises three bedrooms ranging from 19 to 22m<sup>2</sup>, including a large bedroom with a mezzanine for two additional beds.

Adjacent to the farmhouse, the 82m<sup>2</sup> 18th-century gîte, in operation since 2015, offers sleeping

## 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

Outside, you will find a 12 x 6 m heated swimming pool, fed by a well, as well as a beautiful 2,484 m<sup>2</sup> garden with trees.

- Transport: 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 district 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.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>