

For lovers of historic homes: an authentic 1842 charming farmhouse, fully restored.



## INFORMATION

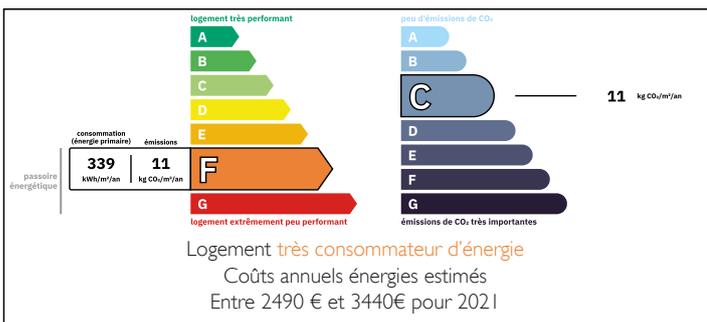
Town:	Héricourt-sur-Thérain
Department:	Oise
Bed:	4
Bath:	1
Floor:	147 m <sup>2</sup>
Plot Size:	1200 m <sup>2</sup>

## IN BRIEF

Set in the heart of a preserved green haven, with no overlooking neighbours, this 1842 farmhouse is far from a simple renovation: it is a true craftsmen's masterpiece, carried out with patience, respect for the original structure, and a passion for noble materials. Every part of the work was entrusted to local artisans skilled in traditional techniques, restoring the house's soul while providing impeccable modern comfort.

Bathed in tranquility in the Thérain Valley, the property stands on an enclosed, tree-lined plot of around 1,200 m<sup>2</sup>. All around, a remarkable natural environment ideal for long walks.

## 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

A remarkable restoration:

Bricks, flint, timber frame and natural insulating wattle-and-daub: the original materials have been preserved and restored using heritage techniques. The floors feature antique terracotta tiles and bricks from the renowned Saint-Samson-la-Poterie workshop, laid according to traditional craftsmanship standards. Both indoor and outdoor fireplaces are built in brick with natural lime finishes. The bespoke kitchen is crafted from light solid oak. The Oliger ceramic radiators (EPV label — Living Heritage Company) ensure exceptional quality and durability. Wood heating and inertia radiators provide authentic, well-regulated comfort.

Fibre optic internet installed.

Harmonious layout:

Ground floor:

Entrance, living room with wood stove, large reception room with fireplace, kitchen, bathroom, WC, one bedroom with washbasin and WC.

First floor (2 independent staircases):

- Via the first staircase: landing/study + 1 bedroom
- Via the second staircase: landing + 2 bedrooms

Character outbuildings:

Barn/garage accommodating up to 4 vehicles, including a high-ceilinged section (ideal for an artisan).

Restored former bread oven.

Laundry room, wood store, storage areas, convertible attic.

Location:

3 min to Campeaux (school), 5 min to Fromerie, 10 min to Feuquières and Songeons

15 min to Gerberoy (listed among the most beautiful villages in France)

30 min to Beauvais (airport)

1 h to Rouen, Dieppe, Amiens, Baie de Somme

1 h 20 to Paris

What stands out:

Total privacy with no neighbours in sight and nature all around.

A rare, high-quality restoration, faithful to traditional techniques and respectful of the property's heritage.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES