

Elegant country residence, fully renovated, with a covered swimming pool and an exceptional wooded park.



## INFORMATION

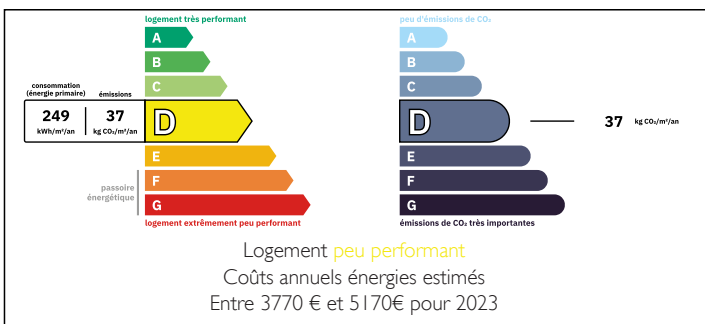
Town:	Esches
Department:	Oise
Bed:	5
Bath:	3
Floor:	213 m2
Plot Size:	13625 m2



## IN BRIEF

In Esches, this characterful residence blends timeless charm with modern comfort. Its full east-facing orientation bathes every room in light from the early hours of the day, creating a warm and welcoming atmosphere.

## 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 highlight is its remarkable 13,625 m<sup>2</sup> wooded plot — a private haven for nature lovers seeking space and privacy. Whether relaxing by the indoor swimming pool or hosting guests in the charming guest house, every detail reflects elegance and comfort.

Practical amenities include a full basement, a detached outbuilding, and a garage offering generous storage and workshop possibilities. A dedicated wine cellar awaits collectors and enthusiasts eager to preserve their finest vintages in perfect conditions.

Ideal for a primary home or an investment, the property also offers an exciting opportunity to create a bed and breakfast business with the existing guest house — a premium retreat less than an hour from Paris.

This charming property is located 2 minutes from the train station with direct service to Paris, 5 minutes from the shops and services of Méru, and 50 minutes from Paris. It comprises:

Ground Floor  
Kitchen □ 25 m<sup>2</sup>  
Living Room □ 16 m<sup>2</sup>  
Dining Room □ 63 m<sup>2</sup>

First Floor  
Bedroom 1 □ 17.3 m<sup>2</sup> with en-suite bathroom □ 17.1 m<sup>2</sup> and dressing room □ 4.1 m<sup>2</sup>  
Bedroom 2 □ 19.3 m<sup>2</sup>  
Bedroom 3 □ 16.5 m<sup>2</sup>  
Shower Room □ 7.3 m<sup>2</sup>

Outbuilding  
Bedroom 1 □ 13.3 m<sup>2</sup>  
Bedroom 2 □ 9 m<sup>2</sup>  
Shower Room □ 8.8 m<sup>2</sup>  
Office 1 □ 20.3 m<sup>2</sup>  
Office 2 □ 9 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **3300 EUR**

Taxe habitation: **EUR**

## NOTES