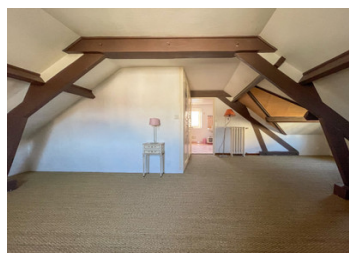
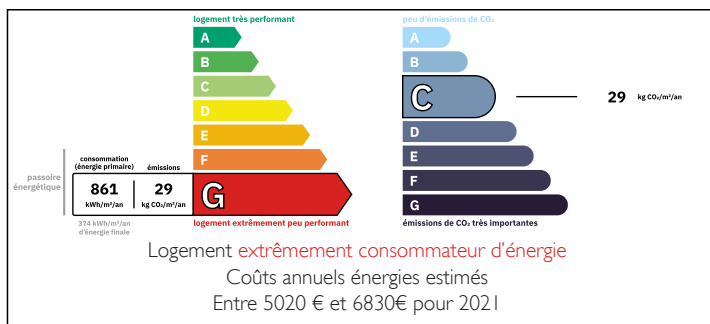


UNDER OFFER 2/3 bedroom house with a large garden with building permission at 60500 Vineuil-Saint-Firmin

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Vineuil-Saint-Firmin
Department:	Oise
Bed:	2
Bath:	1
Floor:	78 m ²
Plot Size:	970 m ²

IN BRIEF

Elegant 1930s stone-built house offering 78m² Loi Carrez (106m² floor area) on a 970m² plot with proven building potential in prestigious Chantilly region.

Raised on partial cellar with wine cave and boiler room. Ground floor: entrance vestibule, independent kitchen, double reception room/dining room, one bedroom, separate WC. First floor: spacious 35m² master bedroom, bathroom, separate WC. 28m² outbuilding with electricity. South-facing orientation. Authentic period stone construction with renovation potential.

Chantilly Château 5 minutes. Paris Gare du Nord 25 minutes direct rail from Chantilly, perfect for professionals. Prestigious Golf de Chantilly, Polo Club d'Apremont and Chantilly Racecourse nearby. International and French schools. Forest trails, equestrian culture, refined living.

Investment Opportunity: The 970m² plot includes 470m² with building rights (Zone UB). Proven

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

VINEUIL-SAINT-FIRMIN - Elegant 1930s Stone Property with Exceptional Development Potential
Nestled in the prestigious Chantilly region, this charming stone-built house from 1930 offers 78m² of living space (106m² total floor area) on an exceptional 970m² plot with proven building potential.

Property Layout:

The house is raised on a partial basement and distributed across two main levels, offering versatile family accommodation.

Ground Floor (51m²):

Entrance vestibule (7.43m²) providing a welcoming arrival

Spacious salon (22.1m²) with beautiful oak parquet flooring, perfect for entertaining

Independent kitchen (8.51m²)

Ground floor bedroom (12.36m²) with practical tiled flooring

Recently updated guest WC (1.19m²)

First Floor (27m²):

Generous master bedroom (17.54m²) offering excellent space, with potential to divide into two bedrooms if desired

Family bathroom (8.44m²)

Separate WC (1.45m²)

Partial Basement (21.28m²):

Atmospheric wine cellar (9m²) - perfect for the wine enthusiast

Boiler room (12.28m²) housing the heating system

Direct access to garden via external stairway - excellent practical feature

Outbuilding (29m²):

Substantial renovated dependence with electricity and water connection

Recently re-roofed with new windows and doors installed.

Ready for immediate use or conversion into home office, studio, workshop, or guest accommodation

LOCAL TAXES

Taxe foncière: 921 EUR

Taxe habitation: EUR

NOTES