

5-bedroom house with separate guest house for sale on 1,049 m à Mériel 95630

EXCLUSIVE



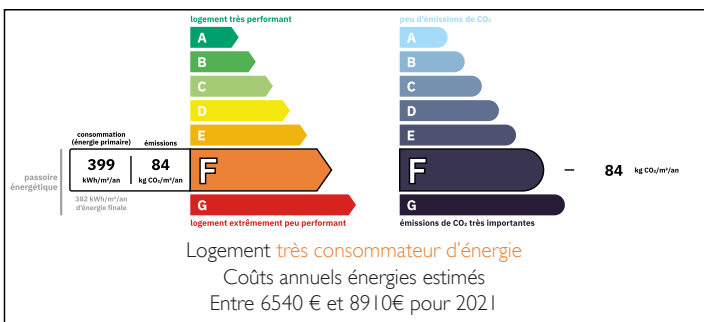
INFORMATION

Town:	Mériel
Department:	Val-d'Oise
Bed:	6
Bath:	3
Floor:	198 m ²
Plot Size:	1049 m ²

IN BRIEF

A handsome 5-bedroom house on a generous plot of 1,049 m² in the pleasant town of Mériel, Val d'Oise. Ground floor: entrance hall, living/dining room of 35 m², music room, kitchen and guest WC. First floor: three bedrooms, dressing room, shower room and WC. Second floor: two further bedrooms, dressing room and bathroom. A self-contained dépendance — with its own sitting room, kitchen, shower room and bedroom — could be used to welcome guests, extended family or be rented out to generate a source of income. The full basement provides generous additional storage. Outside, a mature garden and off-street parking for several vehicles. The village is well served with local amenities, and just 300 metres away, the River Oise promenade leads on foot to the market town of L'Isle-Adam, with its restaurants, shops and weekly market. Direct trains...

ENERGY - DPE



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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 handsome, well-proportioned 5-bedroom house set on a generous plot of 1,049 m² in the pleasant town of Mériel, in the Vallée de l'Oise, Île-de-France. With a total habitable surface of 198 m² — 158 m² in the main house and a further 40 m² in a self-contained dépendance — this is a property that offers both genuine space and considerable versatility.

The main house

The ground floor opens via an entrance hall (4.43 m²) into a sweeping living and dining room of 34.57 m², full of light and well suited to family life and entertaining. A separate music room or study (11.25 m²) adds flexibility rarely found at this price level. The kitchen (8.65 m²) is compact but practical, and the ground floor is completed by a guest WC (1.21 m²) and a small service corridor.

The first floor offers three bedrooms — 13.71 m², 14.11 m² and 11.06 m² — served by a shower room with WC (6.31 m²), a separate WC (1.30 m²), and a dressing room (3.97 m²).

The second floor provides two further bedrooms of 11.30 m² and 21.03 m², along with a bathroom (2.37 m²) and a second dressing room (3.43 m²). The larger second-floor bedroom benefits from additional floor area under the eaves.

The full basement — comprising a laundry room (27.25 m²), a multipurpose room (15.25 m²) and a cellar (8.17 m²) — adds substantial practical storage and utility space below ground level.

The dépendance

The separate dwelling is fully self-contained, comprising a...

LOCAL TAXES

Taxe habitation: EUR

NOTES