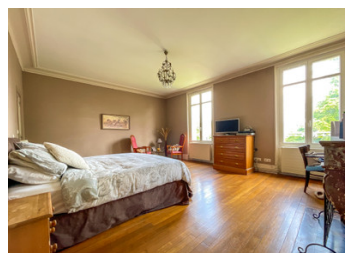


Mansion with a successful 4 star 2 bedroom gîte business for sale at 60250 Mouy



INFORMATION

Town:	Mouy
Department:	Oise
Bed:	8
Bath:	5
Floor:	420 m2
Plot Size:	3152 m2



IN BRIEF

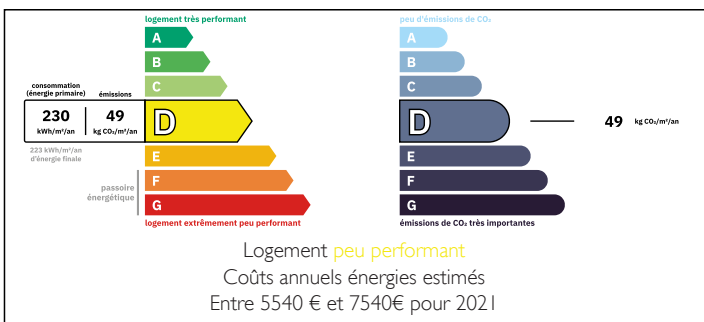
At 60250 Mouy, in a prime position, this stunning mansion house is conveniently located for schools, shops, market and restaurants. Built to a very high standard, the house has retained original features including oak parquet floors, marble fireplaces and ceiling moldings.

Ground floor: entrance, 2 large living rooms, dining room, kitchen, ground floor bedroom, shower room and WC.

1st floor: master bedroom suite including dressing room/bedroom, bathroom, office and 2 further bedrooms, a second bathroom, a shower room and WC.

2nd floor: 5 bedrooms to upgrade, bathroom, a games room and an attic. Basement: laundry, boiler room, workshop, storage rooms and wine cellar. Independent high class Gîte comprising living room, kitchen, WC, 2 bedrooms and a bathroom. Outside: terrace overlooking gardens with some exceptional trees, and a natural spring. Parking: garages and off

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

Offering a superb quality of life for a family this magnificent bourgeois mansion house offers the best of everything that French life has to offer. Located close to the centre of Mouy all your day to day amenities, shops and restaurants are only a short walk away.

Once inside the walled gardens you are in the perfect environment to enjoy life, whether you enjoy the peace of the wonderful gardens, or you enjoy receiving guests and entertaining. Well located for local and international travel the house offers proximity to Paris as well as the historic towns of Senlis and Chantilly with its famous racecourse, polo club, golf courses and the magnificent Chateau de Chantilly.

Included in this sale is a beautiful gîte of 80m² that is independent of the house and that offers a regular source of income.

GROUND FLOOR : ENTRANCE - 20 m² patterned tiled floor; DINING ROOM - 28 m² solid oak parquet flooring, access to garden terrace by double French doors. LARGE LIVING ROOM - 39 m² solid oak parquet flooring, access to the garden by double french doors. LIVING ROOM - 26 m² Marble fireplace, solid oak parquet flooring, GUEST BEDROOM - 18 m² solid oak parquet flooring. SHOWER ROOM - 2.5m², WC - 4m² with washbasin, tiled floor, KITCHEN - 19 m² original tommette tiled floor, gas hob, oven, extractor, dishwasher, fridge freezer. Room for a breakfast table and access to garden terrace.

FIRST FLOOR : LANDING - 14...

LOCAL TAXES

Taxe foncière: **6507 EUR**

Taxe habitation: **EUR**

NOTES