

4 bedroom 175m , detached family house with garden For Sale at 95320 Saint-Leu-la-Forêt

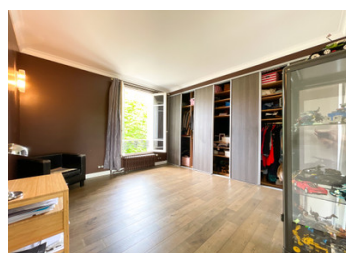
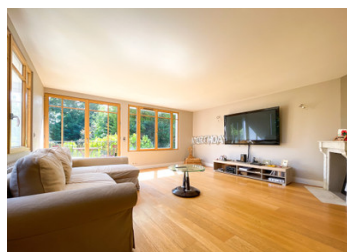


INFORMATION

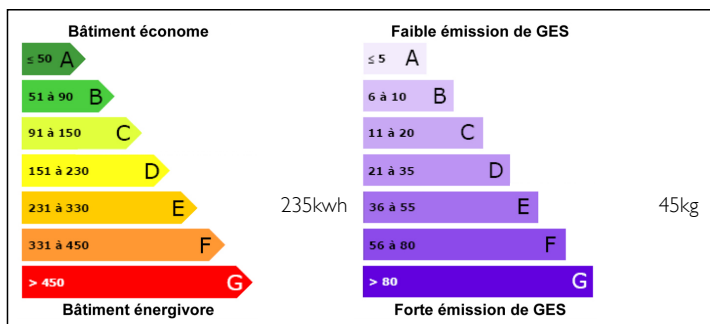
Town:	Saint-Leu-la-Forêt
Department:	Val-d'Oise
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	472 m2

IN BRIEF

95320 Saint-Leu-la-Forêt, 5 minutes' walk to the station. Detached stone built 4-bedroom family house with a living area of 175 m² within enclosed grounds of 472m² on a quiet road in a calm residential area close to all amenities. The house comprises on the Ground Floor: LIVING/DINING ROOM: 29m², a semi-open KITCHEN: 14m², LOUNGE: 23m² with access to a raised terrace overlooking the garden, WC with wash basin. First Floor: LANDING: 4 m², BEDROOM 1: 17m², BEDROOM 2: 17m², BATHROOM: 7m², WC. Second Floor: LANDING: 3.2 m², BEDROOM 3: 17m², BEDROOM 4: 17m², STORAGE ROOM: 2.1m². The basement includes a LAUNDRY ROOM: 15m², STORAGE CELLAR: 16m², BOILER ROOM: 3m², STORAGE CELLAR: 3m² and CORRIDOR: 3.8m². PARKING: Double garage and 2 off road parking spaces in front of the garage. The house has a south-facing aspect and a large, enclosed garden with a paved terrace.

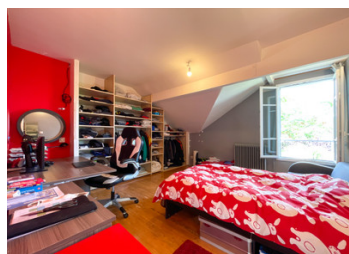


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1576 EUR

NOTES

DESCRIPTION

On a quiet road in a sought after residential area 5 minutes' walk to Saint-Leu-la-Forêt station (28 minutes to Paris by train), this attractive and spacious 4 bedroom stone family house is well situated in a calm residential area, close to local schools, shops and amenities.

The house offers a great living environment with oak parquet in the living areas and a herringbone pitch pine floor in the kitchen, marble fireplace, cast iron radiators and a beautiful oak staircase.

On the ground floor: a large and comfortable lounge and dining room, a kitchen and a WC. The living rooms are bright and spacious with oak parquet floors, cast iron radiators and a marble fireplace.

The first-floor landing gives access to 2 large double bedrooms, and a bathroom and a WC.

The second-floor landing gives access to 2 large double bedrooms, a dressing/storage room and a further storage room.

The house benefits from gas central heating.

SHOPS: Supermarket within 450 m. Market on Wednesday and Saturday mornings 500m.

HEALTH: 3 Pharmacies within 500 m.

SCHOOLS: Primary School; Ecole Élémentaire Foch 500 m, High School; Collège Wanda Landowska 740m.

SPORT & LEISURE: Situated close to the Forest of Montmorency, an outdoor playground of 2200 hectares crisscrossed by paths, bridleways and cycle tracks with views over Paris and the surrounding countryside. There are also 2 golf courses close by. Saint Leu La Foret is recognised as a child friendly town by Unicef and is home to over 400 associations including...