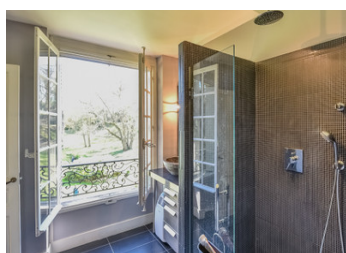
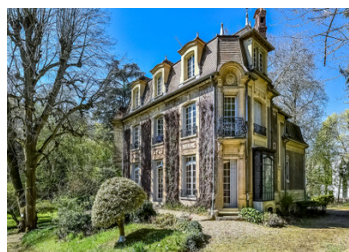


Exceptional Manor House (1898) nestled in outstanding grounds, Close to Paris, Train Stations, Int'l School.



INFORMATION

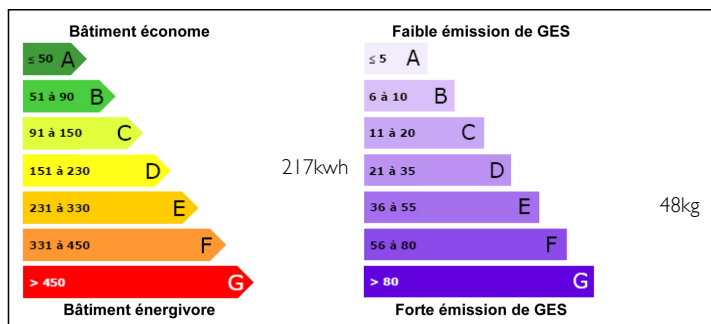
Town:	Poissy
Department:	Yvelines
Bed:	7
Bath:	4
Floor:	390 m2
Plot Size:	53825 m2



IN BRIEF

Rare opportunity to purchase a stunning Mansion, nestled in 5.5 Ha of beautiful parkland, only 30 km outside Paris. The perfect business opportunity, this property could be turned into a stunning events venue. Imagine the marquee billowing in the grounds. Create your own unique Boutique Hotel, be ready for the Olympic Games in Paris in 2024. Plenty of scope to put your own stamp on the Gatekeeper's cottage, Likewise, the perfect environment to come and live just outside Paris, with the renowned International School, the Lycée of Saint Germain, a mere 5km away (9 mins). Moreover, you will find a choice of 2 RER A stations 10 mins from the house at both SAINT-GERMAIN-EN-LAYE and POISSY. Stables still in place for horse lovers, productive apple trees, fertile soil for living off the land. The perfect home working environment.

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: 4724 EUR

NOTES

DESCRIPTION

Fabulous opportunity to invest in a stunning property dating from 1898, classified as a listed building, a maison historique ISMH, built by a former pupil and follower of the famous architect Baron Eugène Haussmann, with well maintained, mature parkland of approximately 5 hectares.

Situated in the centre of the grounds, the mansion house has an impressive 390m² comprising of 3 reception rooms, 7 bedrooms, 1 office/library, 4 bathrooms, a dining kitchen, games room, laundry room, wine cellars, and plenty storage areas.. At the entrance we find the original gatekeeper's cottage needing renovation. Cottage only in name because this house is in fact 244 m² (2,444 sq ft) of which 152 m² (1,922 sq ft) will be habitable. The stables for 2 horses are still in place with a garage and attic of 85 m² (860 sq ft), (scope for renovating/ creating more livable space) also a former orangery, a small prayer chapel and a rockery with its own grotto, which is typical of the parklands of this era. There is a ready made sports ground for tennis, basket ball etc already in place.

The house has a lot of character and cachet with its Mansard tiled roof. It has been tastefully renovated with style and thoughtfulness, it still has many of its old charming elements such as herringbone parquet flooring, the mouldings, woodwork, ceiling rose, fireplaces and stained glass windows, which give it an undeniable authentic cachet. Moreover, the...