

Beautiful 7-bedroom mansion with swimming pool and pool house for sale at 95660 Champagne-sur-Oise

EXCLUSIVE



INFORMATION

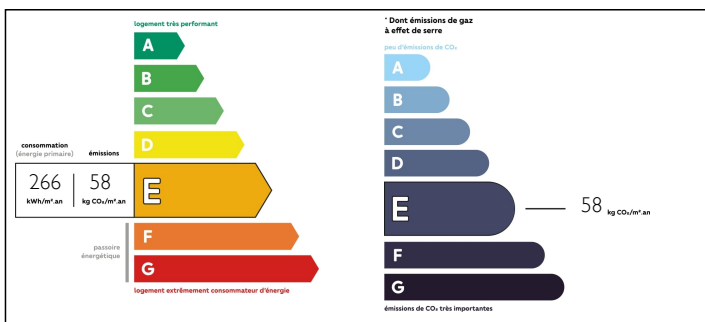
Town:	Champagne-sur-Oise
Department:	Val-d'Oise
Bed:	7
Bath:	3
Floor:	305 m2
Plot Size:	2108 m2

IN BRIEF

At 95660 Champagne-sur-Oise, in a prime position with panoramic views, this stunning bourgeois house is conveniently located for the schools, shops, market and restaurants of nearby L'Isle-Adam. Built to a very high standard, the house has a unique timeless quality with oak parquet floors a marble fireplace and ceiling moldings. Ground floor: entrance, dining room 27m2, kitchen, living room and study 42m2, office, WC and scullery. First floor: master bedroom 26m2 and balcony, 3 further bedrooms, a bathroom, a shower room and a WC. Second floor: 2 bedrooms and lounge bar/games room 44m2. Basement: laundry/boiler room, potter's workshop, workshop, cold-room and wine cellar. Swimming pool complex with pool house, shower room, changing area, WC and technical room. Outside: terrace overlooking gardens with fruit trees, shrubs and herb garden. Parking: 2 garages and off road parking through automatic gates. Transport: direct rail links to Paris, just 30 mins by car to Paris

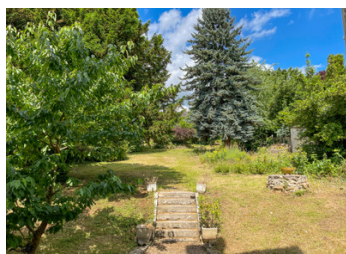


ENERGY - DPE



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: 3072 EUR

NOTES

DESCRIPTION

GROUND FLOOR (Ceiling height 3.1 m)

ENTRANCE - 3.7 m2 patterned tiled floor.

KITCHEN - 15.5 m2 tiled floor, gas hob, oven, extractor, dishwasher, fridge freezer. Room for a breakfast table and access to garden terrace by double French doors.

HALL - 12.3 m2 solid oak parquet flooring leading to a beautiful period staircase.

DINING ROOM - 27.3 m2 solid oak parquet flooring, access to garden terrace by double French doors.

LIVING ROOM - 25.6 m2 Marble fireplace, solid oak herringbone parquet flooring.

DRAWING ROOM - 16.8 m2 solid oak herringbone parquet flooring, period ceramic stove.

GUEST BEDROOM 7/ OFFICE - 10.54 m2 solid oak parquet flooring.

CORRIDOR - 7.32m2 tiled floor, floor to ceiling cupboards.

WC - 1.5m2 with washbasin, tiled floor.

SCULLERY - tiled floor, with access to the garden.

FIRST FLOOR (Ceiling height 2.9 m)

LANDING - 6.2 m2.

WC - 2.6 m2 with washbasin and leaded window.

CORRIDOR - 4.1 m2 storage cupboard.

BEDROOM 1 - 16.8 m2 built in cupboards.

BEDROOM 2 - 25.6 m2 built in wardrobes, with French doors onto a 2.8m2 balcony overlooking the valley.

BEDROOM 3 - 9.3 m2 solid oak parquet flooring.

BEDROOM 4 - 19.2 m2 solid pitch pine flooring.

BATHROOM - 9.1 m2 with bath and separate shower, art fittings, tiled floor.

SHOWER ROOM - 7.8 m2 tiled floor and storage cupboard.

SECOND FLOOR (Ceiling height 2.8 m)

LANDING - 5.7 m2 tiled floor.

BEDROOM 5 - 10.2 m2 (16.4 m2 total space), carpet, exposed beams.

BEDROOM 6 - 17.6 m2 (19.3 m2 total space), carpet, exposed beams.