

Exceptional property with heated pool and direct access to Etioles golf course

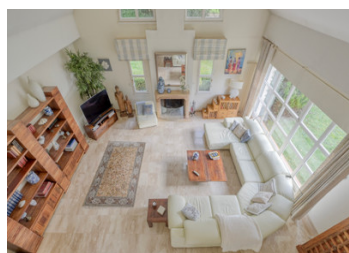


## INFORMATION

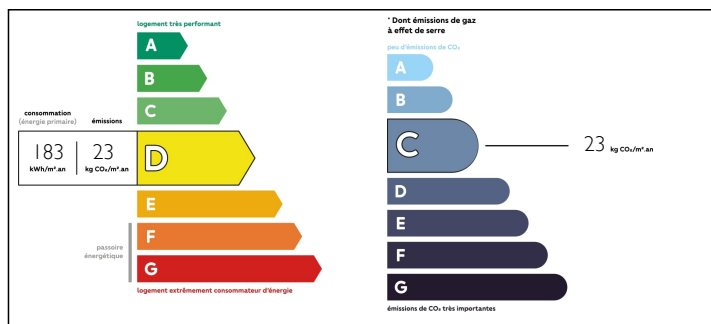
Town:	Étioles
Department:	Essonne
Bed:	5
Bath:	5
Floor:	393 m2
Plot Size:	2107 m2

## IN BRIEF

A unique property for lovers of GOLF and NATURE. Just 30 minutes from Paris, in an exceptional setting in the heart of the Sénart forest, this magnificent property is located directly on the Etioles golf course, in a gated, secure residence. It benefits from uninterrupted views and DIRECT ACCESS TO THE GREEN. The 400 sqm house is set in 2107 sqm of closed, landscaped garden with trees and a heated 11 x 5 m swimming pool. Volume and luminosity are the key words of this exceptional house with its ideal layout, between generous living spaces and the sleeping areas comprised of five bedrooms, including a 60 sqm suite on the ground floor. Enclosed landscaped garden with trees and heated swimming pool. Double garage, partial basement and storage space. Ideal for a primary or secondary residence.

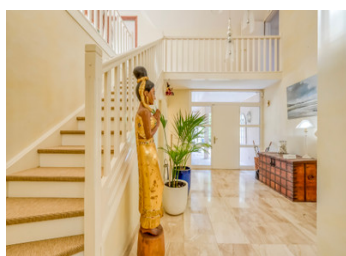


## ENERGY - DPE



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: 4200 EUR**

## NOTES

## DESCRIPTION

For GOLFERS or lovers of QUIETNESS and NATURE.

Just 30 minutes from Paris, in an exceptional setting in the heart of the Sénart forest, this magnificent property is located directly on the Etioilles golf course, in a gated, secure residence. It benefits from unobstructed views and DIRECT ACCESS TO THE GREEN.

The 400 sqm house is set in 2107 sqm of enclosed, private, landscaped grounds with trees and a heated 11x5m swimming pool.

As soon as you enter, the tone is set : volume and luminosity.

You enter into a vast cathedral hall with nearly 6m high ceilings, cloakroom and guest toilet. The impression of space is all the more pleasant as it continues into the living room, which benefits from the same volume. This bright room boasts large picture windows opening onto the terrace and garden, as well as a beautiful marble fireplace.

This is followed by the dining room, then the fully fitted and equipped kitchen. Both rooms open onto the terrace and garden.

A fitted laundry room and scullery/boiler room complete the space.

At the other end of the first floor is a night space comprising a 60 sqm master suite with full bathroom, dressing room and study, as well as a bedroom and shower room with toilet.

Access to the second floor is via two independent staircases that lead to a mezzanine living room with balcony, a vast room (over 40sqm) now used as an office, three large bedrooms and two bathrooms, and a large bedroom...