



House with character

MEAUX (77)

1 990 000 €*

* Agency fees to be paid by the seller



465 m²



18 pièce(s)



8 chambre(s)

PROPERTY DESCRIPTION

Meaux, 45 minutes from Paris, 35 minutes from Roissy-Charles de Gaulle airport, 25 minutes from Marne la Vallée TGV station and 10 minutes from Meaux city center, superb property on its 2 hectare park overlooking the valley of the Marne.

This exceptional residence of more than 450 m² of living space of traditional construction with high-end materials, presents on the ground floor, a cathedral entrance hall, serving a very large living room of 106 m² bringing together a living room, dining room and bar area, an equipped kitchen, a cloakroom, a master suite of 30 m² plus dressing room, a bedroom with bathroom.

On the first floor, a landing room of 48 m² used as a library, six very large bedrooms of 17 to 21 m² and two bathrooms. The full basement has two 2-car garages, an air-conditioned wine cellar, a kitchen, a utility room, a bathroom, a laundry room, and a large room of 40 m² with two French doors.

Gas underfloor heating on the ground floor and radiators on the first floor, centralized vacuuming and home automation provide this house with great comfort. A large indoor swimming pool accessible from a 75 m² terrace completes this set.

The location, the quality, the size of this property offer numerous possibilities, guest rooms, gourmet restaurant, hotel, multigenerational property, etc..... Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Gilles DEGRELLE

**CHATEAU-THIERRY
(02400)**

Agent

RSAC : 503 921 066 00018

Courts service city :
SOISSONS

(+33)6 07 11 94 87

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 832859

Property type House with character

Year of construction 1999

View Vue dégagée, sur Forêt, sur Jardin, sur Rivière

SURFACES

Living space 465 m²

Living room surface 62 m²

Land surface 19883 m²

COMPOSITION

Number of rooms 18

Number of bedrooms 8

Number of bathrooms 3

Toilets count 4

Washrooms 1

Terrace 1

DPE/GES

DPE 126

GES 20

APPENDIX

Parking couvert

Parking space 4

Garage 2

Cellar 1

Videophone Non

SERVICES

Air conditioning Yes

Heater gaz

Kitchen aménagée

Swimming-pool Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle