



Property

ANGERVILLE (91)

797 000 €*

* Agency fees to be paid by the seller



600 m²



23 pièce(s)



10 chambre(s)

PROPERTY DESCRIPTION

Marc BAJEUX invites you to come and discover located in the city center of Angerville (73 km from Paris, 20 km from Etampes) this huge property. Angerville has on its territory a station served by the TER and is located near the national 20.

This charming town offers all the amenities (shops, schools,) and a living environment that will appeal to nature lovers. This beautiful property offers an important set of buildings. A dwelling house of more than 500 m² and another of 72 m². On a plot of 2.97 hectares, this magnificent mansion offers remarkable potential.

Two entrances are possible, one on the street side and the other on the garden side.

The main entrance opens onto a beautiful oak staircase. The ground floor consists of 4 large living rooms. In each, the period floors in excellent condition have a specific floor for the installation chosen (Hungarian point, straight blade, diagonal Versailles pattern, etc.).

The beauty of the parquet floors, the presence of a fireplace, the high ceilings offer the possibility of creating charming, bright (many French windows) and spacious (in total 115 m²) living spaces.

A beautiful oak staircase leads to the first floor which accommodates 4 large bedrooms, 2 offices, a dressing room. It should be noted that a second staircase leads to the different levels.

The period floor tiles bring a particular charm to the rooms which are all very large and bright (2 windows)

This configuration gives the possibility, if necessary, to increase the number of rooms on this floor. A second floor (135 m²) offers 5 bedrooms (originally maid's rooms) and 2 attics.

The magnificent frame lets you imagine the beauty of a large room furnished with exposed beams. Lovers of good wines will be delighted to discover the large vaulted cellar.

It is accessed from the outside but also from the inside of the house.

A second house, surrounded by a charming stone wall offers a living room, a kitchen, 2 bedrooms, a bathroom and a laundry room.

We will observe the beauty of the floor tiles. The huge wooded park offers extraordinary spaces for games and relaxation.

Work will make this set an exceptional place both by its volumes, its high ceilings and by the charm and elegance that this place will offer thanks to quality materials (beams, parquet, floor tiles).

One can easily imagine the haven of peace that this property will be which will combine the charm of the old with the modernity of the equipment of the renovation. You wish to obtain more information or quite simply to organize a visit, do not hesitate to contact me !!! Les honoraires sont à la charge du vendeur.

Logement à consommation énergétique excessive : classe F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



Marc BAJEUX

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Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 843297
Property type Property
View Vue sur Jardin

SURFACES

Living space 600 m²
Living room surface 115 m²
Land surface 24100 m²

COMPOSITION

Number of rooms 23
Number of bedrooms 10

DPE/GES

DPE 350
GES 60

APPENDIX

Cellar 1
Videophone Non

SERVICES

Heater gaz
Heater fuel
Kitchen aménagée



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