LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



MANOR HOUSE WITH OUTBUILDINGS ON 5 ACRES. SWIMMING POOL, PARTY PAVILION, POND, 40' FROM PARIS.

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PROPERTY FACT FILE

REFERENCE	A44674BTX77
PRICE	€ 1,975,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	5
ACCOMMODATION	527 m²
LAND	20000 m²
TOWN	Tournan-en-Brie
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Lake, Garage

*Price based on current exchange rate which is subject to change





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- Fully renovated, pristine condition
- Less than 1h from Paris, by train or by car
- Superb wooded park, century-old trees
- Potential liberal profession
- Energy efficiency Class C

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Near Tournan en Brie (77220) - Set in the woodlands of the Brie region between Paris and Coulommiers - Video and virtual tours on request - Sumptuous 19th century property, magnificently restored, renovated and modernised while retaining its period features, with guest house (2 bedrooms), caretaker's house, party pavilion,



DESCRIPTION

Near Tournan en Brie (77220) - Set in the woodlands of the Brie region between Paris and Coulommiers - Video and virtual tours on request - Sumptuous 19th century property, magnificently restored, renovated and modernised while retaining its period features, with guest house (2 bedrooms), caretaker's house, party pavilion, greenhouse, ponds with grotto and large heated indoor swimming pool. This property in pristine condition is set in 5 acres of parkland adorned with majestic century-old trees.

Built over three floors, plus converted attic space and a full basement, the main house - of approx. 530 m² (5,700 ft²) - encompasses 14 rooms including 9 bedrooms arranged as follows:

° Ground Floor :

Entrance hallway leading to a vast living room of 70m² (750 ft²), the main staircase leading to the upper floors, a reception area with a fireplace, the dining room with French windows opening onto the winter garden, the separate and fully equipped kitchen also with independent access and a small dining room next to it. Antique parquet flooring in all the rooms, mouldings, fireplaces, numerous built-in storage cupboards.



° First floor :

Two staircases lead to the first floor, a circular corridor leads to the various bedrooms (4 to 6) with lovely park views, bathroom and shower room.

° Second floor :

Also served by a circular corridor, 5 rooms / bedrooms are arranged around the four sides of the building. Bathroom and shower room.

° Top floor :

Large single space of 145...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44674BTX77

COMPLETE FILE AND PHOTO ON REQUEST

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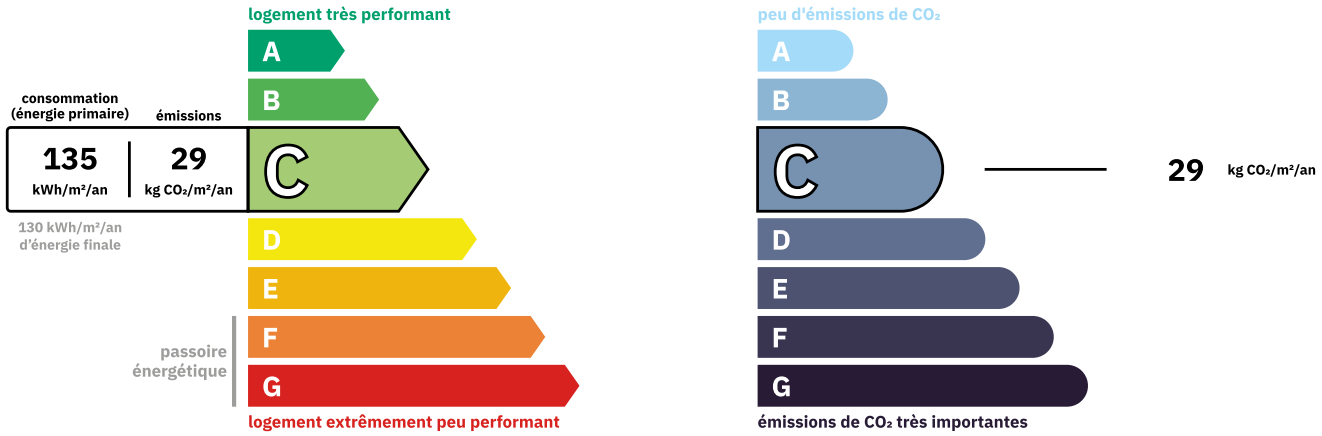
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 4200 € and 5700€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A44674BTX77
FILE COMPLETE AND PHOTOS ON REQUEST

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