





4 BEDROOM HOUSE WITH APARTMENT AND BEAUTIFUL WOODLAND GARDEN AT 95560 CHAUVRY 23 KM FROM PARIS

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PROPERTY FACT FILE

REFERENCE A36992EHO95

PRICE € 1,150,000

£ 0*

*agency fees to be paid by the seller

BEDROOM 4

BATHROOM 3

ACCOMMODATION 357 m²

LAND 10993 m²

TOWN Chauvry

DEPARTMENT

LOCATION Village property

TYPE Maison, Country House, Villa

CONDITION Good condition

FEATURES Other Drainage, Garage, Private

parking

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





- Unique character house in a calm environment
- Beautiful reception areas of 105 m2
- Wonderful terraces overlooking beautiful gardens
- Proximity to Paris and CDG Airport
- Peace and quiet of the Forest of Montmorency

In the picturesque village of Chauvry near Saint-Leu-La-Forêt, this unique character house featuring magnificent Norman half-timbering, offers the benefits of modern living in a calm village setting just 40 minutes from Paris.

The house features a huge double living room and dining room with

DESCRIPTIF

Exceptional Property in Chauvry

This remarkable character residence in Chauvry showcases magnificent Norman half-timbering and distinctive French architectural heritage, perfectly situated just 30 minutes from Paris in the verdant Val-d'Oise department.

EXCEPTIONAL LIVING SPACE

Set on beautifully landscaped grounds, this manor house offers an impressive 356.91 m² (3,842 sq ft) of living space distributed across two levels, harmoniously blending historical elegance with modern comforts.

The interior reveals a breathtaking great living room with cathedral ceilings adorned with authentic whitewashed exposed beams. The magnificent main salon (36 m²) features terracotta tile flooring and abundant natural light streaming through French doors that open to the tranquil gardens.

SPACE DISTRIBUTION

The property boasts exceptional living spaces including:

- Four elegant bedrooms including a ground floor suite
- Spectacular kitchen of 24.40 m² (263 sq ft)
- Multiple salon areas totalling over 105 m² (753 sq ft)
- An independent studio of 40 m² (430 sq ft)

The architectural splendour continues with a stunning stone fireplace, rustic chandelier, and authentic period details throughout. The mezzanine area (25.80 m²) provides additional character and functionality.

PRIVILEGED ENVIRONMENT

Located in the Val-d'Oise department in the Île-de-France region, Chauvry is a charming village benefiting from an exceptional natural setting, just 23 kilometres (14 miles) from Paris. The prope

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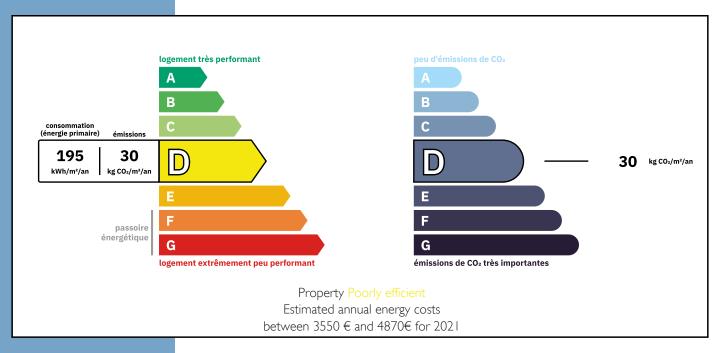




4 BEDROOM HOUSE WITH APARTMENT AND BEAUTIFUI WOODLAND GARDEN AT 95560 CHAUVRY 23 KM FROM PARIS Information about risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

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ENERGIE-DPE



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CONTACT

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