



CHARMING 8-BEDROOM PROPERTY WITH POOL  
AND ANNEX ON 8,000 M<sup>2</sup> GROUNDS WITH EASY  
ACCESS TO PARIS.

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## PROPERTY FACT FILE

REFERENCE	A39675PES91
PRICE	€ 1,081,000 £ 0*
	*agency fees included: 6 % TTC to be paid by the buyer (1 020 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	3
ACCOMMODATION	306 m <sup>2</sup>
LAND	7999 m <sup>2</sup>
TOWN	Itteville
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

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



- Pool with retractable cover and pool house
- Paris less than an hour away, train station 6 min;
- 8 spacious bedrooms + office
- Quiet environment on the edge of the wood
- Independent unit perfect for rental income

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This elegant 308 m<sup>2</sup> property beautifully combines the charm of the old with modern comfort. Originally built in 1948 and extended in 2003, it is set within nearly 8,000 m<sup>2</sup> of landscaped grounds, offering peace and stunning views of the surrounding woods. The house features 8 spacious bedrooms, a study, a large and bright living room

## DESCRIPTION

Located in a quiet and green environment, this property is less than one hour from Paris. The train station is just 6 minutes by car or 20 minutes by bus, providing fast and regular connections to the capital. The nearby motorway also makes travel simple and convenient. Only a few kilometers away, the Cerny airfield adds further appeal, whether for aviation enthusiasts or specific mobility needs.

The property sits on a plot of almost 8,000 m<sup>2</sup>, offering a true natural setting.

A wooded section at the edge of the grounds ensures privacy and a peaceful atmosphere.

Large open spaces allow for multiple uses: landscaped garden, children's play areas, vegetable garden, or relaxation zones.

The layout of the house and annexes provides a good balance between functionality and discretion.

Covered outside pool and pool house

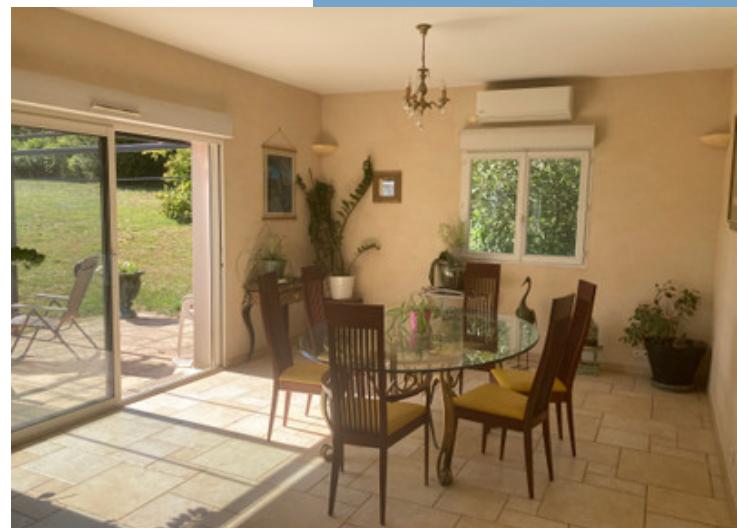
The property features a covered swimming pool, usable for most of the year. Its roof provides comfort and practicality, extending the swimming season.

A pool house complements this space, offering areas suitable for storage or entertaining. This facility represents a genuine added value in terms of usability and outdoor comfort.

Built in 1948 and extended in 2003, the house combines the character of the past with modern comfort. With a total living area of 308 m<sup>2</sup>, it has been designed to welcome family and friends.

8 large bedrooms, suitable for family use or hosting guests.

A spacious living room with fireplace, opening onto a south-facing terrace with excel...



More Online :

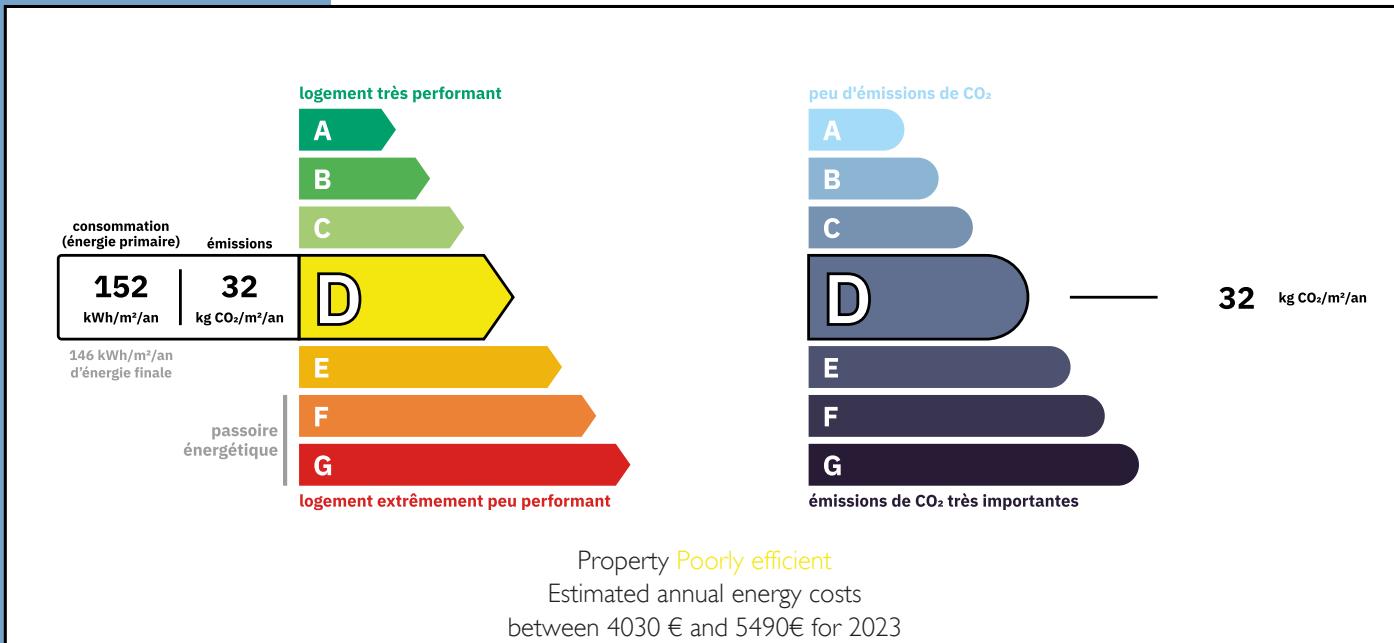
<https://leggett prestige.com/luxury-property-for-sale/view/A39675PES91>

COMPLETE FILE AND PHOTO ON REQUEST

CHARMING 8-BEDROOM PROPERTY WITH POOL AND ANNEX ON 8,000 M<sup>2</sup> GROUNDS WITH EASY ACCESS TO PARIS...

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A39675PES91

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)