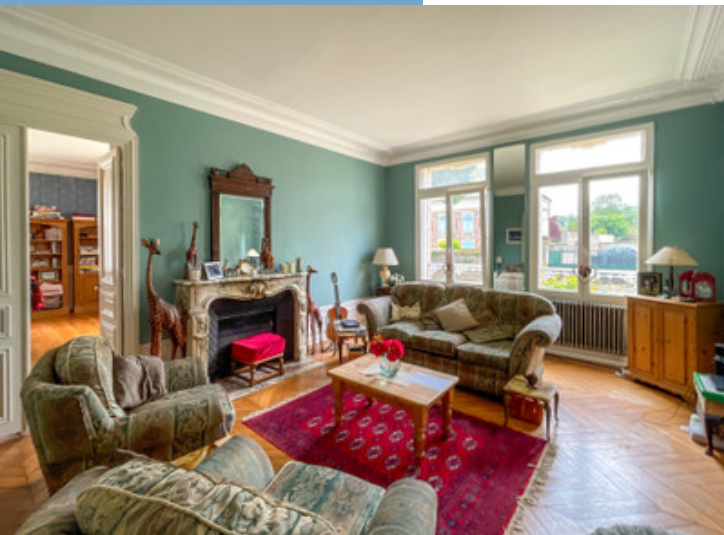




MANSION WITH A SUCCESSFUL 4 STAR 2  
BEDROOM GÎTE BUSINESS FOR SALE AT 60250  
MOUY

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MOUY...



PROPERTY FACT FILE	
REFERENCE	A43862EHO60
PRICE	€ 780,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	5
ACCOMMODATION	420 m <sup>2</sup>
LAND	3152 m <sup>2</sup>
TOWN	Mouy
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Villa, Family Home
CONDITION	
FEATURES	Mains Drains, Private parking, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- Proximity to Paris and CDG Airport
- Gorgeous mansion with 4\* gîte in the grounds
- Outside terrace overlooking private gardens
- A short walk to train station with links to Paris
- Shops, schools, and market at nearby town centre

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At 60250 Mouy, in a prime position, this stunning mansion house is conveniently located for schools, shops, market and restaurants . Built to a very high standard, the house has retained original features including oak parquet floors, marble fireplaces and ceiling moldings. Ground floor: entrance, 2 large living rooms, dining room, kitchen,

## DESCRIPTION

Offering a superb quality of life for a family this magnificent bourgeois mansion house offers the best of everything that French life has to offer. Located close to the centre of Mouy all your day to day amenities, shops and restaurants are only a short walk away. Once inside the walled gardens you are in the perfect environment to enjoy life, whether you enjoy the peace of the wonderful gardens, or you enjoy receiving guests and entertaining. Well located for local and international travel the house offers proximity to Paris as well as the historic towns of Senlis and Chantilly with its famous racecourse, polo club, golf courses and the magnificent Chateau de Chantilly. Included in this sale is a beautiful gîte of 80m2 that is independent of the house and that offers a regular source of income.  
GROUND FLOOR : ENTRANCE - 20 m2 patterned tiled floor;  
DINING ROOM - 28 m2 solid oak parquet flooring, access to garden terrace by double French doors. LARGE LIVING ROOM - 39 m2 solid oak parquet flooring, access to the garden by double french doors. LIVING ROOM - 26 m2 Marble fireplace, solid oak parquet flooring, GUEST BEDROOM - 18 m2 solid oak parquet flooring. SHOWER ROOM – 2.5m2, WC - 4m2 with washbasin, tiled floor, KITCHEN - 19 m2 original tommette tiled floor, gas hob, oven, extractor, dishwasher, fridge freezer. Room for a breakfast table and access to garden terrace.  
FIRST FLOOR : LANDING - 14 m2. WC - 3 m2. CORRIDOR - 9 m2 with storage cupboards. MASTER BEDROOM SUITE...



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A43862EHO60>

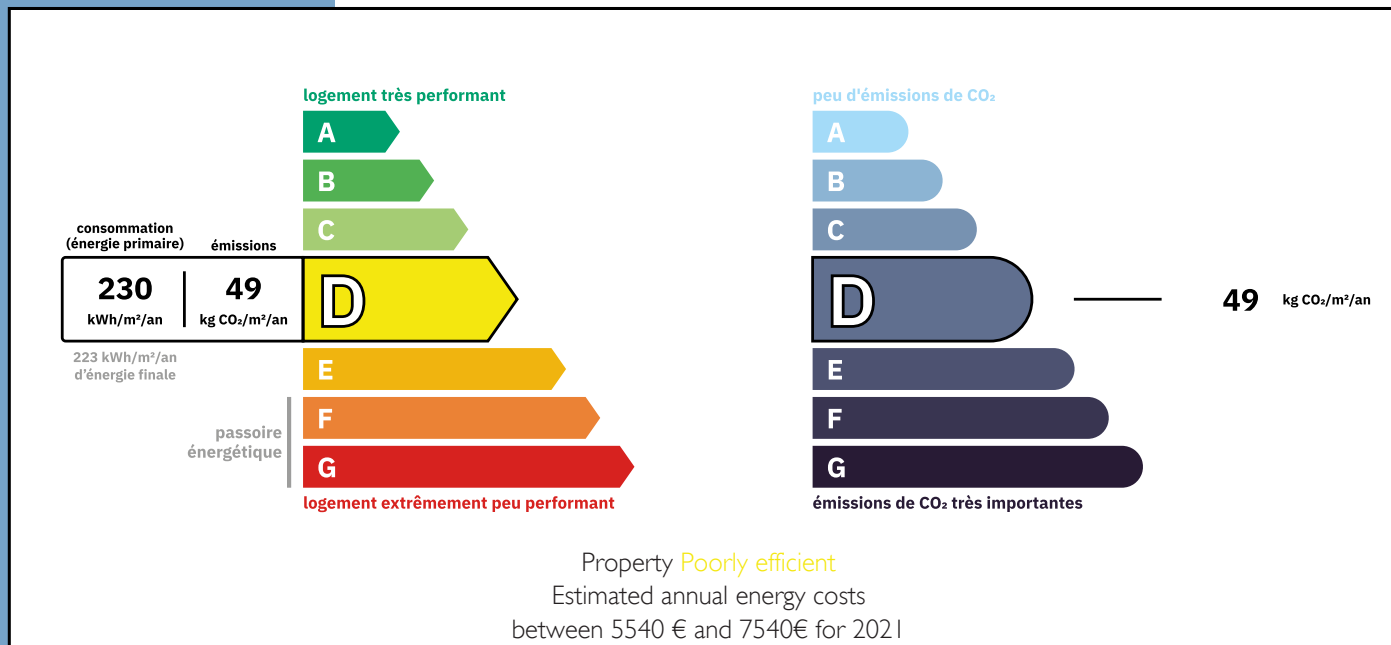
COMPLETE FILE AND PHOTO ON REQUEST

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SALE AT 60250 MOUY...

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

Ref : A43862EHO60

## ENERGIE-DPE



## NOTICE

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

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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 :A43862EHO60  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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