

Charming 8-Bedroom Property with Heated Pool and Annex on 8,000 m Grounds with easy access to Paris.

EXCLUSIVE



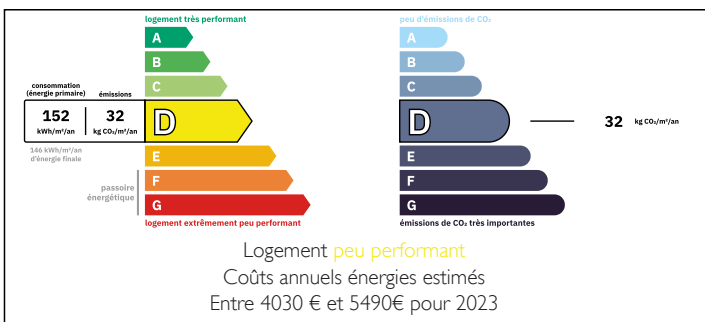
INFORMATION

Town:	Itteville
Department:	Essonne
Bed:	8
Bath:	3
Floor:	306 m2
Plot Size:	7999 m2

IN BRIEF

This elegant 308 m² 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 m² 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 with fireplace opening onto a south-facing terrace, as well as a welcoming kitchen with central island and dining area. Additional spaces include a cellar, laundry room, garage, and technical areas. Outside, you will enjoy a covered swimming pool with pool house, perfect for relaxation, along with an independent annex offering excellent rental potential. Ideally located just a few minutes from a train station, less than an hour from Paris and Orly airport, and close to the Cerny aviation center, this rare property...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 4952 EUR

Taxe habitation: EUR

NOTES

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 m², 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.

Heated indoor pool and pool house

The property features a heated 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 m², 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 excellent natural light.

A large kitchen, fitted with a central island and dining area,...