

Very charming and unusual country house



INFORMATION

Town:	Parnes
Department:	Oise
Bed:	5
Bath:	2
Floor:	268 m2
Plot Size:	1256 m2

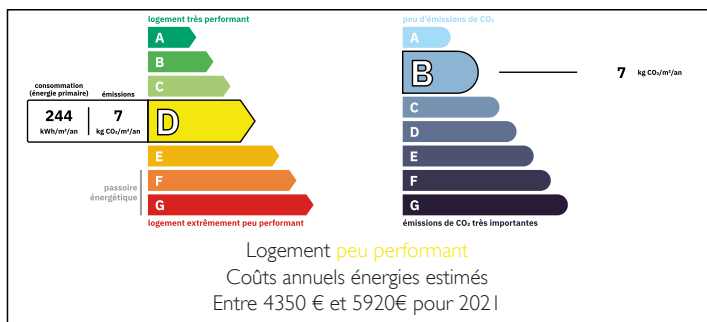
IN BRIEF

Located in a peaceful setting, this characterful country house offers approximately 268 m² of living space, ideal for a large family or a charming second home.

This property will appeal to lovers of unusual volumes, exposed beams, and customizable spaces. A rare find, discover it now.



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.



DESCRIPTION

This charming property is located 15 minutes from Gisors train station, which leads to Paris Saint-Lazare, 1 hour from Paris, 30 minutes from Giverny, 38 minutes from Lyons-la-Forêt, 48 minutes from Beauvais and its airport, 1 hour 45 minutes from Dieppe, and 2 hours 40 minutes from Calais.

On the ground floor, you will find:

A welcoming 20.7 m² kitchen

A cozy 21.3 m² dining room

A spacious, bright 62.7 m² living room with an open fireplace

A 7.3 m² office, perfect for teleworking or leisure activities

A 4.2 m² shower room

A functional 6.4 m² laundry room

Upstairs:

Five bedrooms, 17.8 m², 16 m², 11 m², 16 m², three of which have a mezzanine and one of 26 m² with a 6 m² dressing room

A second 4.5 m² shower room

A large 22 m² landing that can be used as a relaxation area or library

Outside:

A 75 m² barn offering numerous development possibilities (workshop, storage, extension, etc.)

A vaulted cellar 36 m²

All on a 1,256 m² plot, perfect for outdoor relaxation

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

LOCAL TAXES

Taxe foncière: 2774 EUR

Taxe habitation: EUR

NOTES