

US - Val-d'Oise: 17th-Century Estate on 4,930 m with 4 Independent Houses, Outbuildings and Swimming Pool



INFORMATION

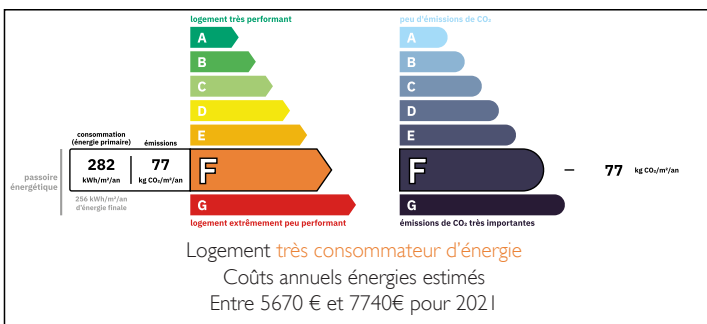
Town:	Us
Department:	Val-d'Oise
Bed:	11
Bath:	8
Floor:	500 m ²
Plot Size:	4930 m ²



IN BRIEF

Located in the Parc Naturel Régional du Vexin Français, just 45 minutes from Paris, this historic 17th-century property offers a true retreat in the heart of nature. The main house, with a total surface of 372 m² (of which 266 m² are habitable), impresses with its generous volumes and authentic character. The landscaped and wooded estate of nearly 5,000 m² also includes four independent dwellings measuring 70 m² (2 bedrooms), 63 m² (2 bedrooms), 60 m² (1 bedroom) and 35 m² (studio) — perfect for hosting guests, creating holiday rentals or developing a B&B activity. Three houses are currently rented, generating €2,700 per month (one recent lease, with room for adjustment). A pool surrounded by greenery, two large covered areas for eight vehicles, a pool house, fully enclosed grounds, converted boxes used as cellars and storage, and a...

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

Detailed Description

Main House (266.96 m² habitable – 372.57 m² total)
Built in the 17th century, the main residence embodies the authentic charm of the Vexin heritage. It is arranged over three spacious levels:

Basement: hallway, boiler room, wine cellar.

Ground floor: entrance, kitchen, dining room, living room, WC, laundry room, hallway, veranda opening onto the garden.

First floor: landing, three bedrooms, bathroom, shower room, washroom, convertible attic space.

Second floor: three additional bedrooms, landings, washroom, attic.

The house benefits from beautiful light, high ceilings, and central oil-fired heating ensuring comfort and even temperature.

Guest House (70 m² – 2 bedrooms)

Fully renovated, it offers on the ground floor a bright living area with open kitchen, and on the upper floor two bedrooms and a shower room.

Perfect for family accommodation or short-term rental.

Parking-Side House (63 m² – 2 bedrooms)

Accessible from the main courtyard, it includes on the ground floor a living room with kitchen and shower room, and upstairs two comfortable bedrooms.

Ideal for staff housing or independent rental income.

Garden House (60 m² – 1 bedroom)

Single-storey dwelling featuring a through living area with kitchen, one bedroom, and a shower room.

Well-designed layout, functional and pleasant setting.

Independent Studio on Terrace (35 m²)

Compact, fully equipped accommodation comprising a main room, kitchen area, and shower room with WC.

Ideal for a home office, artist's studio, guest accommodation, or seasonal rental.

Terrace House (approx. 65 m²)

On two levels with living areas on the ground floor and two bedrooms upstairs.

LOCAL TAXES

Taxe foncière: **5700 EUR**

Taxe habitation: **EUR**

NOTES