

167 m family home, situated in a pleasant, unspoilt setting in a charming village in the Oise department

EXCLUSIVE

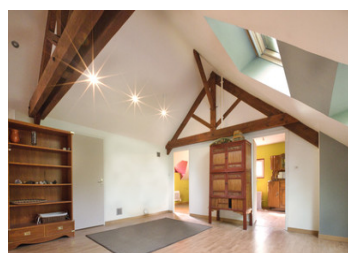
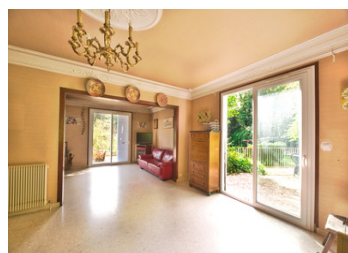
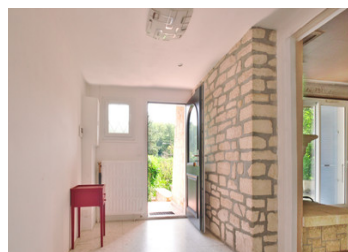
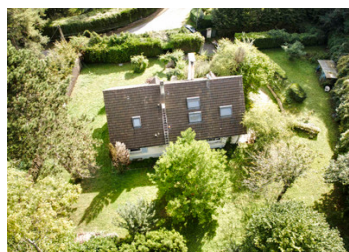


INFORMATION

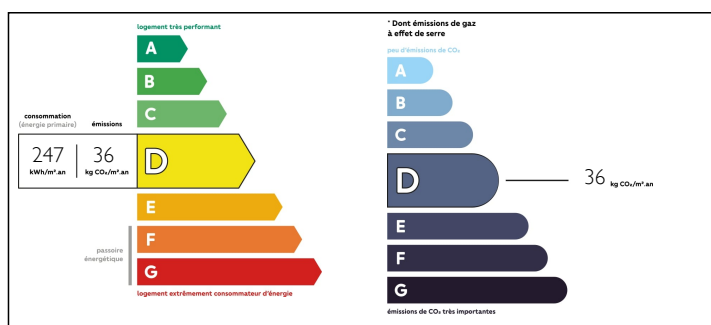
Town:	Neuville-Bosc
Department:	Oise
Bed:	4
Bath:	3
Floor:	167 m2
Plot Size:	2955 m2

IN BRIEF

Nestled in a charming, peaceful village between Méru and Marines, this family home with lots of potential offers a generous 167 m² of living space spread over 3 levels and comprising 8 rooms, including a 38 m² living room with fireplace. Benefiting from a full 110 m² basement, it is surrounded by 2955 m² of wooded grounds, offering an idyllic living environment in a hilly setting protected from prying eyes. Located just 7 minutes' drive from a station serving Paris via Gare du Nord or Gare Saint-Lazare, this property offers excellent accessibility. Amenities such as nursery and primary schools, a canteen and a nursery are within easy reach. For collège and lycée students, a school bus service is available. Shops and supermarkets are also just 7 minutes away by car. A virtual tour is available

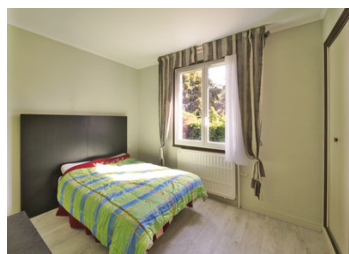


ENERGY - DPE



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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 family home spans a generous 167 m² of living space, accompanied by a vast 2,955 m² plot, including a wooded area, providing a haven of peace for nature lovers.

The house is laid out as follows:

Ground floor: entrance hall, corridor, fully fitted and equipped 15 m² kitchen, bright 38 m² living room with large picture windows and fireplace, three bedrooms, shower room and separate toilet.

Upstairs, a spacious landing leads to a bathroom, a bedroom with en suite shower room, a toilet and a large study.

The basement houses a boiler room, a large workshop, a cellar, a storeroom and a double garage. This functional house does not require any major works, but could benefit from a little updating. Spacious house offering numerous possibilities for development and enhancement.

It is equipped with an oil-fired and electric heating system, as well as a thermodynamic hot water tank. All the windows are double-glazed, and the house can be lived in on one level.

Amenities are within easy reach, with nursery and primary schools, a canteen and a nursery nearby. A school bus service is also available for collège and lycée pupils. Shops and supermarkets are just 7 minutes away by car, and access to the A16 is fast. In addition, the station serves Gare du Nord and Gare Saint-Lazare, which are just 7 minutes away by car.

In terms of energy performance, this house is in category D, with a consumption of 247 kWh/m²/year, and it is also in category...

NOTES