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Stone farmhouse with landscaped garden and outbuildings

Villers-Cotterêts , Aisne , Hauts-de-France



€598,000

inc. of agency fees

5 Beds 3 Baths 297 sqm 5400 sqm

Charming 19th century property with a landscaped garden located in the Aisne department in Northern France, 40 minutes from CdG airport.

At a Glance

Reference	MFH-SIR356025	Near to	Soissons	Price	€598,000
Bed	5	Bath	3	Hab.Space	297 sqm
Land	5400 sqm	Pool	No	Land Tax	N/A

Property Description

Located in a quiet village on the edge of the forest near Villers-Cotterêts, this charming single-storey habitable property offering approximately 300 sq.m of living area built in stone and covered in slate is set on fully enclosed plot of land of approximately 5,400 sq.m.

Pass through the entrance to this property and discover on the ground floor a beautiful living room of 55 sq.m

composed of a living room with access to the terrace and a dining room. Installing a stove in the living room is made possible thanks to the presence of a chimney flue. You will also benefit from a separate and fitted kitchen, two bedrooms, an office, a bathroom and a shower room with WC.

The *first floor* offers two separate living spaces, each with its own access. The first part will provide you with a living room with a magnificent freestone fireplace as well as a master suite with bathroom and WC. The *second* part is made up of two bedrooms, a bathroom and a separate toilet.

In the *basement*, you will discover a surface area of 60 sq.m converted into a living room and laundry area. This level has a large window to the outside and independent access. A garage, a workshop, an outbuilding decorate this property.

The landscaped garden is easy to maintain thanks to its installation for a robot lawn mower. This property has benefited from regular work and maintenance. The individual sanitation system is compliant.

The town has a school cluster and a transport service for the Middle and High School. Villers Cotterêts is less than 10 minutes away (all shops and services), Pierrefonds is 15 minutes away. Paris is 75 km away (50 minutes by train from Villers-Cotterêts) and Roissy Charles de Gaulle airport is 40 minutes away.

The Accommodation

The ground floor

- Livingroom (55 sqm)
- Kitchen (9 sqm)
- Two bedrooms (12 sq.m and 13 sqm)
- Office (8 sqm)
- Bathroom
- WC

The first floor

- Living room with fireplace (37 sqm)
- Three bedrooms (18, 20 sq.m and 21 sqm)
- Two bathrooms (including 1 with toilet)
- WC

Outside

- Terrace
- Garage
- Shed

- outbuilding

The Area and Access

- Airport at 45 minutes
- Paris is 1 hour drive
- Train station at 10 minutes
- Golf at 30 minutes

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

And Before You Ask

Exposure:	West
Condition:	Good general condition
Heating System:	Central heating (oil)
Reason for selling:	Property too big / small
Currently lived in:	Yes
Drainage:	Septic up to norms
Property Tax:	€1880.00

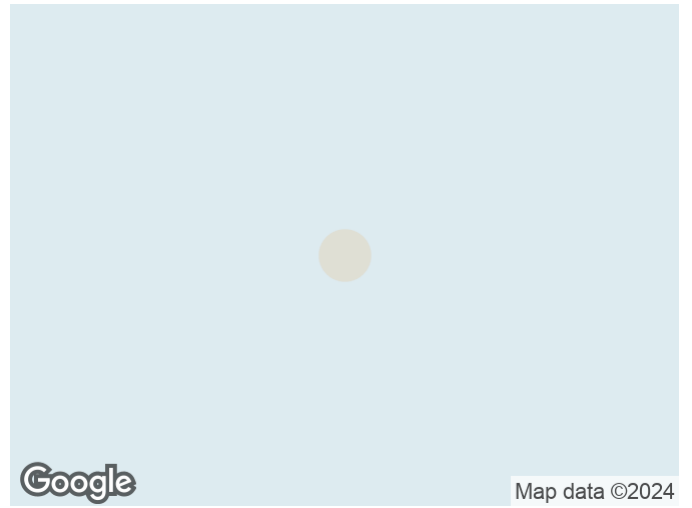
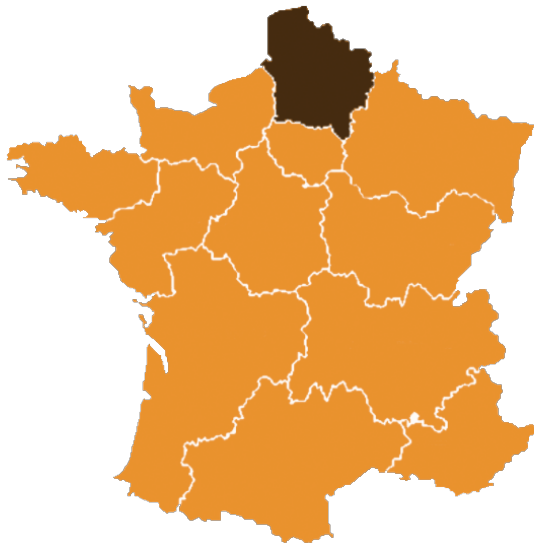
Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€598,000

Key Information

Year Built:	1880
Internal Area:	297 sqm
Land Area:	5400 sqm
Floor:	2
How many Outbuildings:	3
Number of Fireplaces:	1
Property Features:	
• garage	
• large enclosed plot	
• 19th century residence	
• very calm	
• terrace	
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Hauts-de-France



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