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## Stone house with garden and garage

Attichy , Oise , Hauts-de-France



# €265,000

inc. of agency fees

4 Beds   1 Baths   125 sqm   350 sqm

Set back from the street and out of sight in a village with shops and amenities, discover this charming house built in cut stone and covered in slate.

### At a Glance

<b>Reference</b>	MFH-SIR356026	<b>Near to</b>	Compiègne	<b>Price</b>	€265,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	125 sqm
<b>Land</b>	350 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This charming house, approximately 125 sq.m in size, is built in cut stone and covered in slate. It is set back from the street in a village with shops. The property features a paved and landscaped courtyard leading to the house, which has three levels of living space.

The ground floor includes a fitted and equipped kitchen with courtyard access, a living room with a dining

area and a fireplace with Polyflam fireplace system, a laundry room, and a separate toilet.

On the first floor, you'll find three bedrooms with parquet flooring and a marble fireplace, an office, and a bathroom with a toilet. The top floor houses a large master suite with a bedroom and a separate dressing room, which can be converted into a future bathroom.

The property also includes a terrace and a garden at the back, as well as a garage with a new motorised door accessible from the street. It is heated by a newly installed air/water heat pump and has undergone numerous renovations, including the roof (2012), facade and garage, paved courtyard, heating system, and insulation with rock wool. Some finishing work is needed to fully reveal the property's potential.

The property is conveniently located within a 5-minute walk to the nursery, primary school, and essential shops. Additionally, it is 19 km from Compiègne, 21 km from Villers-Cotterêts, and 25 km from Soissons. The Roissy Charles de Gaulle airport is 70 km away.

## **The Accommodation**

### **The ground floor**

- fitted and equipped kitchen (8 sqm)
- living room - dining room with fireplace (36 sqm)
- back kitchen (5 sqm)
- wc

### **The first floor**

- landing (5 sqm)
- 3 bedrooms (9 to 12 sqm)
- desk (9 sqm)
- bathroom with wc (6 sqm)

### **The second floor :**

- bedroom (20 sqm)
- dressing with water inlets (8 sqm)

## **Outside**

- two terraces
- garden
- garage with storage room

## **Additional Information**

- heat pump installed in 2024
- a lot of renovation work (thermal insulation, facade, windows, courtyard, kitchen, garage,...)
- recent roof

## **The Area and Access**

- near shops and schools
- train station at 20 km
- airport at 70 km

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓

## And Before You Ask

Year of Renovation:	2021
Condition:	Good general condition
Heating System:	Heat pump central heating
Reason for selling:	Familial reasons
Currently lived in:	Yes
Condition of Roof:	Very good condition
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Property Tax:	€1200.00

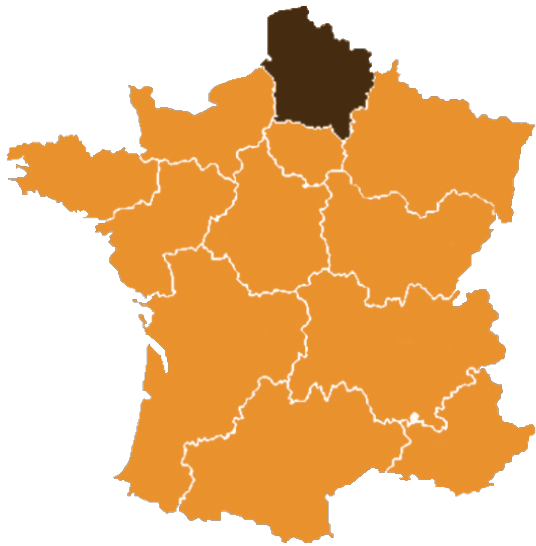
## Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	1
Price	€265,000

## Key Information

Year Built:	1850
Internal Area:	125 sqm
Land Area:	350 sqm
Floor:	3
How many Outbuildings:	1
Number of Fireplaces:	3
Property Features:	
• garage	
• garden	
• terrace	
• near amenities	
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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