

[Click to view MFH-SIR356029](#)

## Wood and Steel House with a Garden

Vic sur Aisne , Aisne , Hauts-de-France



# €259,000

inc. of agency fees

2 Beds 1 Baths 95 sqm 2250 sqm

Charming new house built in a wood and steel structure set on half an acre with a pond in a quiet village in the immediate vicinity of Vic sur Aisne.

### At a Glance

<b>Reference</b>	MFH-SIR356029	<b>Near to</b>	Soissons	<b>Price</b>	€259,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	95 sqm
<b>Land</b>	2250 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Tucked away in a peaceful village near Vic-sur-Aisne, this delightful home offering 95 sq.m of living space provides a mix of charm and modernity, all set on a generous 2,250 sqm plot complete with a pond.

From the moment you step through the front door, you'll be greeted by a bright and welcoming living space. Designed with a wood and steel structure, this home embraces nature with its large windows that bathe the interiors in natural light and offer stunning views of the surrounding greenery.

The heart of the house is its spacious 50 sqm living room and open kitchen area, perfect for entertaining or simply relaxing. The layout also includes two cosy bedrooms—one featuring a large storage cupboard—a stylish shower room, a practical utility area combining a laundry room and boiler room, and a separate toilet with a washbasin. A wooden terrace wraps around the house, offering multiple sunny spots to relax and enjoy the outdoors throughout the day.

Practical features include two parking spaces, one with a carport. The property is built to meet RE 2020 standards, ensuring excellent energy efficiency and eco-friendly performance. While the energy performance diagnosis (DPE) will be completed after the heating system installation, the house will already be connected to the main sewer system for sanitation. The property will be delivered with high-quality finishes, including:

- White-painted walls
- Parquet flooring in the living room and bedrooms
- Tiled flooring in the shower room, utility area, and toilet
- Functional kitchen area with a sink
- Tiled shower with a glass screen
- Vanity unit in the shower room
- Toilet with a washbasin
- Electric radiators and provisions for a pellet stove
- White pebbles for carport access

Optional extras include pellet stove installation, a fitted kitchen, and more, allowing you to customise the home to your tastes. As a newly built property, it benefits from *reduced legal fees* (2%-3% instead of the usual 7%-8%) and a two-year exemption from property tax.

## The Accommodation

### The ground floor

- living room with kitchen area (50 sqm)
- 2 bedrooms (14 et 16 sqm)
- Bathroom (7 sqm)
- WC
- technical aera

## Outside

- Terrace
- Carport
- 2 parking

- pond

## **Possible Options**

- kitchen fitting/furniture
- pellet stove
- fence and motorised gate with videophone
- insulated outbuilding (13 sq.m)

## **About the Area and Access**

- Conveniently located, the village offers nursery and primary schools, with all shops and services just a 5-minute drive away.
- Vic-sur-Aisne is only 5 km, Soissons 14 km, Villers-Cotterêts 19 km, and Compiègne 30 km.
- For international travellers, Roissy Charles de Gaulle Airport is a 50-minute drive, and Paris (Porte de la Chapelle) is just an hour away.

*Discover this charming home combining modern living with the serenity of nature.*

## Environment & Surroundings

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

## And Before You Ask

Exposure:	South-west
Condition:	Very good
Heating System:	Electric radiators
Reason for selling:	Other
Condition of Roof:	New
Drainage:	Connected to mains town system
Reduced Notary Fees?	Yes

## Summary

Property type:	Modern Villa
Bedrooms:	2
New Home?	Yes
Bathrooms	1
Price	€259,000

## Key Information

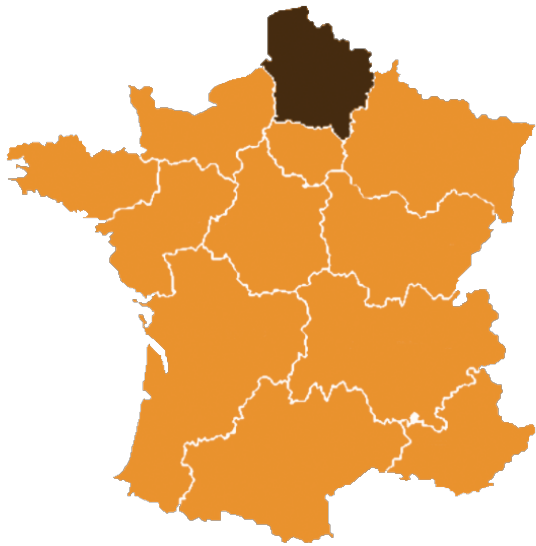
Year Built:	2024
Internal Area:	95 sqm
Land Area:	2250 sqm
Floor:	1
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- Local school
- garden
- terrace
- quiet place
- delivered new
- possible finishing options
- carport

Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

## Location: Hauts-de-France



# Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates