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## Spacious Architect-Designed House with Park and Garage

Chauny , Aisne , Hauts-de-France



# €495,000

inc. of agency fees

6 Beds   3 Baths   275 sqm   2700 sqm

Unique and spacious architect-designed house combining comfort and modernity with a landscaped garden and a triple garage.

### At a Glance

<b>Reference</b>	MFH-SIR356030	<b>Near to</b>	Laon	<b>Price</b>	€495,000
<b>Bed</b>	6	<b>Bath</b>	3	<b>Hab.Space</b>	275 sqm
<b>Land</b>	2700 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Discover this unique, architect-designed residence, which offers top-quality amenities and expansive living spaces. With 275 sqm of living area and beautifully landscaped grounds spanning 2,700 sqm, this property combines comfort and modern design with an ideal room layout.

On the ground floor, you'll find a spacious entrance that leads to a functional, modern kitchen opening into a large dining room with direct access to a stunning terrace. An adjoining storeroom provides ample storage

solutions. The inviting living room, equipped with a wood stove, creates a warm and cosy relaxation area.

An independent sleeping area, accessible via a corridor with plenty of storage, features two bedrooms, including a master suite with a private shower room and an integrated dressing room. Additionally, there's a bathroom equipped with a whirlpool bath for ultimate relaxation and a separate toilet.

*Upstairs*, a landing serves four spacious bedrooms, two of which have balcony access with clear views of the garden. This level also includes a shower room, additional storage options, and a separate toilet.

Step outside and enjoy a large east-facing terrace at the back of the house, as well as a spacious, tree-lined garden that provides a lush setting for quality family time. The property is completed by three adjoining garages covering a total area of 105 sqm, featuring motorised doors for convenient and secure access.

## The Accommodation

### The ground floor

- Entrance hall (13 sqm)
- Living room with wood stove (21 sqm)
- Open kitchen to dining room (10 sqm)
- Dining room (24 sqm)
- Cellar (4 sqm)
- Master suite (bedroom + dressing + showerroom 28 sqm)
- 2nd bedroom (25 sqm)
- Bathroom (6 sqm)
- WC

### The first floor

- 4 bedrooms (22 to 31 sqm)
- Showerroom (7 sqm)
- WC

## Outside

- Outbuilding with 3 garages
- Terrace
- Garden

*Ideal for families looking for space and comfort, or for those looking for a home combining contemporary aesthetics and daily functionality. **REDUCED PRICE!***

## Environment & Surroundings

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

## And Before You Ask

Exposure:	West
Condition:	Nothing to do
Heating System:	East
Reason for selling:	Property too big / small
Currently lived in:	Yes
Condition of Roof:	Excellent
Drainage:	Connected to mains town system
Property Tax:	€2929.00

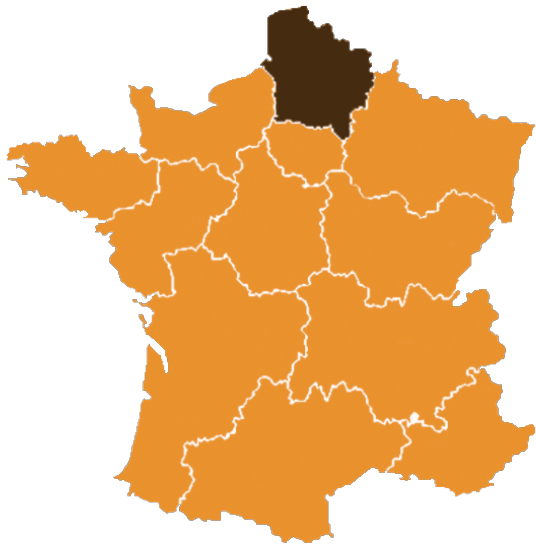
## Summary

Property type:	Modern Villa
Bedrooms:	6
Bathrooms	3
Price	€495,000

## Key Information

Year Built:	2005
Internal Area:	275 sqm
Land Area:	2700 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1
Property Features:	
• Three garages	
• close to all amenities	
• Garden	
• Terrace	
• near station	
• alarm	
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

## Location: Hauts-de-France



# Gallery







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