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## Exclusive French Manoir near Paris

Melun , Seine-et-Marne , Paris Ile-de-France



**€2,700,000**

inc. of agency fees

14 Beds   8 Baths   600 sqm   4800 sqm

Exclusive and Luxurious French Manoir with a guest house located in the heart of a village near Melun (77), ideal for easy access to Paris.

### At a Glance

<b>Reference</b>	MFH-TCM2947	<b>Near to</b>	Melun	<b>Price</b>	€2,700,000
<b>Bed</b>	14	<b>Bath</b>	8	<b>Hab.Space</b>	600 sqm
<b>Land</b>	4800 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This luxurious Manor property and its guest house are set in grounds of 4,873 sqm is located in the heart of a village near Melun in Seine-Maritime, approximately one hours drive from Paris.

The Manor house boasts 490 sqm of living space comprising several lounges, reading rooms, and a games room. It also features a wine cellar, two automated access gates, and a nine-car garage.

Famous people like Karl LAGERFELD, Prince Ernest-Auguste de HANOVRE and Princess Caroline de MONACO have all lived here, and now you could too!

## **The Accommodation in the Manor House**

### **On the ground floor**

- Entrance hall
- Library room with fireplace
- Living room with fireplace
- Video/games room
- Small lounge
- Dining room
- Fitted kitchen, utility room, cold room
- Utility room with separate toilet
- Cloakroom with separate toilet
- Utility room

### **On the first floor**

- First bedroom, fireplace, shower room with bath, separate wc and dressing room.
- bath, separate wc and dressing room
- A second bedroom, large dressing room, bathroom including bath, shower and wc
- A third bedroom, dressing room, bathroom with bath and separate bath and separate wc
- A fourth bedroom, study, small dressing room, bathroom with
- bathroom with bath and separate wc

### **On the second floor**

- A fifth bedroom, bathroom with bath and separate bath and separate wc
- A sixth bedroom, dressing room, bathroom with bath and separate bath and separate wc
- Seventh bedroom, hallway, bathroom with bath and bath and wc
- A study or dormitory with 4 single beds
- A shower room with shower and wc

## **The Guest House**

The guest house is a 184 sqm outbuilding located close to the Manior and includes a 21 sqm loft space:

## **In the Basement**

- A vaulted wine cellar

## **On the ground floor**

In a first space with separate access;

- a large utility room with numerous cupboards
- A safe room with shelving
- A shower room with shower and wc

In a second area with separate access

- An eighth bedroom, dressing room, bathroom with bath and wc

## **On the first floor**

Entrance hall, in a first space with separate access

- A large study, games room or artist's studio
- A library
- A wc
- A fitted kitchen
- Another library on the mezzanine

In a second space with separate access

- A ninth bedroom, dressing room, shower room and wc

## Environment & Surroundings

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

## And Before You Ask

Condition:	Ready to move in
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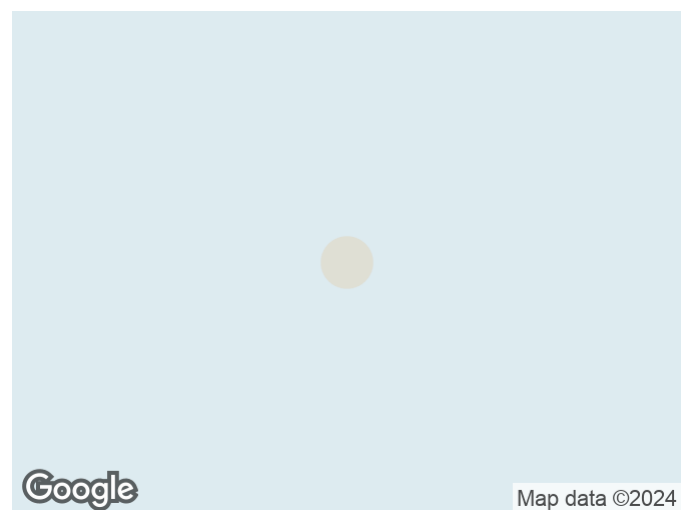
## Summary

Property type:	Mansion
Bedrooms:	14
New Home?	No
Bathrooms	8
Price	€2,700,000

## Key Information

Internal Area:	600 sqm
Land Area:	4800 sqm
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

## Location: Paris Ile-de-France



## Gallery















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or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://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.

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