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## 18th-century castle with land for sale near Paris

Cergy , Val-d'Oise , Paris Ile-de-France



**€3,400,000**

inc. of agency fees

15 Beds

10 Baths

13.5 ha

Magnificent 18th-century stone chateau set in 13.5 hectares of grounds situated 27 kilometres from Paris and 18 minutes from Roissy CDG airport, a rare find this close to Paris.

### At a Glance

**Reference** MFH-TCM2940

**Bed** 15

**Land** 13.5 ha

**Near to** Cergy

**Bath** 10

**Pool** No

**Price** €3,400,000

**Land Tax** N/A

### Property Description

This impressive 18th-century stone chateau is situated on 13.5 hectares of land and is located 27 kilometers north of Paris, only an 18-minute drive from Roissy CDG airport.

Upon entering through the impressive main gate, you will come across the well-maintained formal garden. You will then cross it to reach the main porch, where you will find this château perfectly located in the center of the estate, hidden from sight.

This four-story château has a spacious main kitchen, an additional bedroom, and other utility rooms on the ground floor. Some renovation work is needed to restore the chateau to its former glory, but this stunning property is perfect as a high-end hotel or seminar venue or can be converted into private apartments or a combination of all three. There are numerous options.

## THE ACCOMMODATION IN THE CHATEAU

### On the ground level

Once inside this magnificent residence, you will be overwhelmed by the spaciousness of the entrance hall, the Louis XV-style "grand salon", the dining room, the "petit salon-billard" and the remarkable library.

### On the first level

On the first floor are two flats offering a choice of bedrooms, dining room and kitchen, for a total of 5 bedrooms.

### On the second level

On the second floor, in addition to another independent flat, 9 bedrooms are available.

## OUTSIDE

There are various outbuildings, such as a caretaker's cottage, office and closed garages, are located at the entrance to the property.

*A rare find full of possibilities close to Paris.*

## Environment & Surroundings

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

## And Before You Ask

Condition:	Needs upgrading and modernising
Condition of Roof:	Good condition

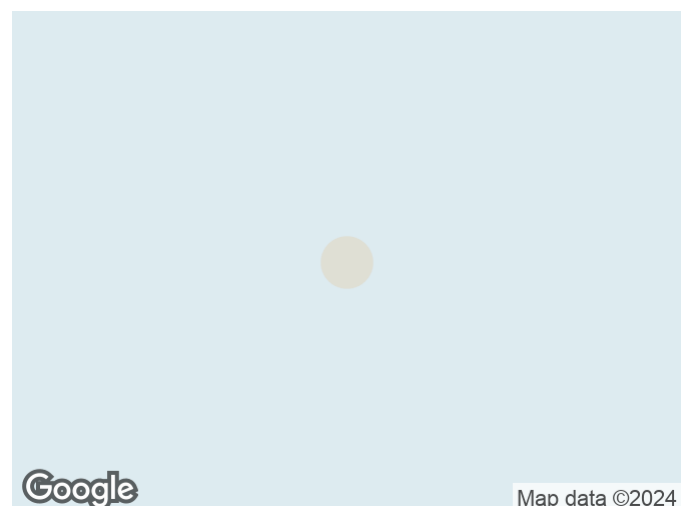
## Summary

Property type:	Chateau
Bedrooms:	15
New Home?	No
Bathrooms	10
Price	€3,400,000

## Key Information

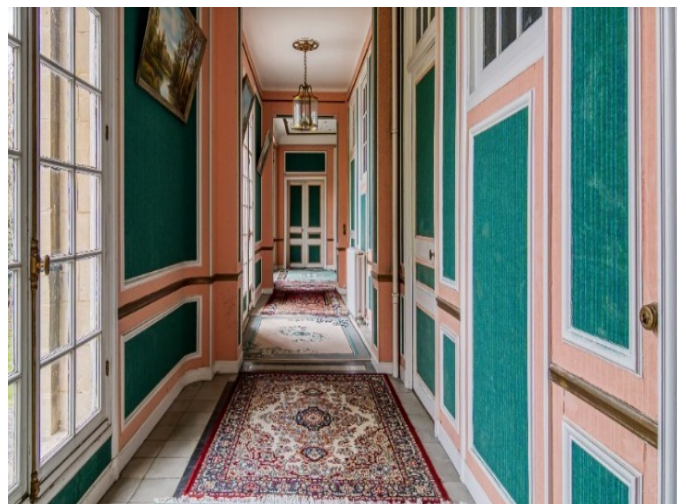
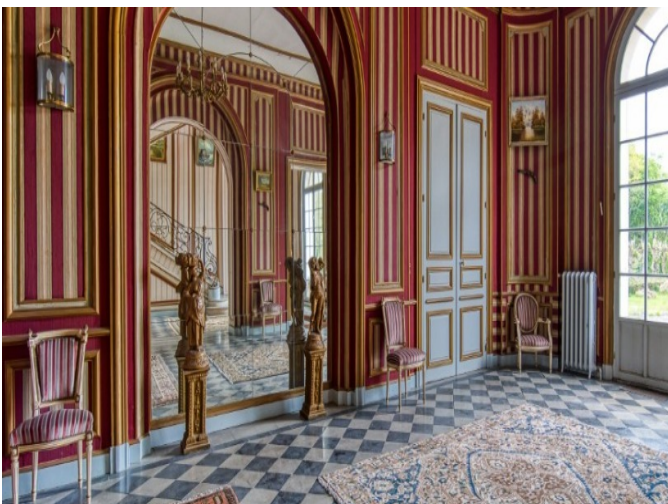
Land Area:	13.5 ha
Floor:	3
How many Outbuildings:	2
Property Features:	
• 18 mins drive from CDG Airport	
• 27 kms from Paris	
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has a Terrace?	Yes

## Location: Paris Ile-de-France





## Gallery











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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.

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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**

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