



VENDÔME ESTATE



FARMHOUSE - 3 BEDROOMS - NEUVILLE-SUR-OISE

NEUVILLE - SUR - OISE

On request

House
73,0 m²

Rooms: 6
Bedrooms: 3

Bathrooms: 3

OLD FARMHOUSE - 3 BEDROOMS - RENOVATED - NEUVILLE-SUR-OISE

Located in the heart of a historic village, opposite the Château de Neuville, this charming property is part of a gated and secure residence within the fully renovated structure of an old farmhouse. Renovated with high-quality materials, the house features a private courtyard shared with only four neighbors.

This lovely stone house, offering 72.66 m² of living space (100 m² total), is spread over three levels:

- Ground floor: A spacious living room with an open-plan, fully equipped kitchen, and a guest WC with a hand basin.
- First floor: Three bright and beautiful bedrooms, along with a stunning bathroom featuring a bathtub, a shower, and a WC.

- Top floor: The attic is equipped with electricity, water, and drainage, making it ideal for additional bedrooms or an office space.

The property benefits from a heat pump and air conditioning system that meet the latest energy efficiency standards, qualifying it for a Category C rating under the DPE (French Energy Performance Certificate).

Two outdoor parking spaces complete this offer.

The property is a 15-minute walk from the Neuville Université RER A station. Within a 2-minute walk, you'll find charming restaurants, shops, and a market. You'll also enjoy the delightful riverside walk along the Oise and the medieval charm of this historic location.

This is an ideal investment opportunity due to its proximity to Neuville University.

€276,000 net seller. Agency commission of 5% (€14,000 including VAT) to be paid by the buyer.
1 lot for sale; the house is part of a co-ownership. No ongoing legal proceedings.

Information about potential risks for this property is available on the Géorisques website:
www.georisques.gouv.fr [1]

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Details

- 1 Living room/kitchen: 26.93 m²
- 1 Toilet: 0.76 m²
- 1 Hallway: 2.35 m²
- 1 Bedroom: 11.54 m²
- 1 Bedroom: 9.88 m²
- 1 Master bedroom: 16.85 m²
- 2 Bathrooms/toilets: 4.35 m²
- 1 Attic
- 2 Parking spaces

Additionally

- Refait avec du goût
- Se trouve 15 mins à pied du RER A
- La proximité de l'Université de Neuville
- Produit rare

Legal information

- DPE : 141 kWhEP/m².an (C)
- GES : 4 kg CO₂/m².an (C)
- Honoraires agence 5% TTC à la charge de l'acquéreur
- Georisques : <https://www.georisque>

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Carte de Transaction Immobilières N° CPI 75012015000000883

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Liens

[1] <http://www.georisques.gouv.fr/>