

## Propriété Directoire de 6 hectares

THOIRY

**1 354 000 € \***

\* Agency fees will be borne entirely by the seller



### DESCRIPTION DU BIEN

On the edge of a village near Thoiry, partly wooded 6 hectares property on which is built a small directoire style castle and its outbuildings. The 570m<sup>2</sup> mansion consists on the ground floor of a gallery distributing three lounges in a row overlooking the park, a room with bathroom in a wing, a kitchen with refectory in the opposite wing. On the first floor, a long corridor serves seven bedrooms and four bathrooms, on the attic floor, the spaces have been arranged to provide additional rooms, a game room, a video room .... extended by a terrace overlooking the park and the countryside. A partial basement with direct access to the outside is dedicated to the wine cellar and technical areas. The building, in good structural condition, will require renovations to modernize the interior and enhance the old materials. Among the outbuildings, there are two entrance pavilions of 60m<sup>2</sup> on either side of the main courtyard, a recently renovated meeting room, a 130m<sup>2</sup> caretaker's house built in 2001. Further in the park, a sheepfold and an old greenhouse near the vegetable garden and pastures. In the extension of the park, a 2.5 hectares wooded area. The property is located in a preserved environment, 500m from shops and schools, 2km from the railway station to Paris Montparnasse, 8 km from Thoiry, 48 km from Paris.

## LE BIEN EN DETAIL

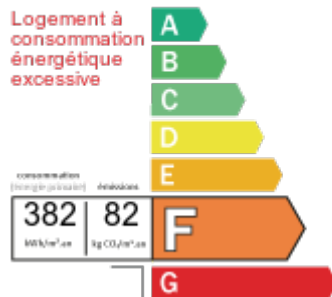
Reference : 4345514  
Town : Thoiry  
Transaction : Sale  
Type de bien : Propriété  
Price Including charges : € 1 354 000  
Area : 500 m<sup>2</sup>  
Land : 60000 m<sup>2</sup>

Number of pieces : 20  
Bedrooms : 15



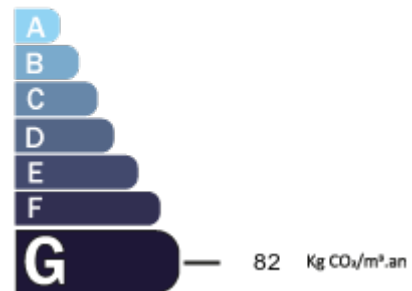
## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year



Greenhouse Gas Emissions in Kg CO<sub>2</sub> / m<sup>2</sup> / year

\* Dont émissions de gaz à effet de serre



## LE BIEN EN PHOTOS



















PROPRIÉTÉS  
DE PRESTIGE

[proprietes-de-prestige.com](http://proprietes-de-prestige.com)

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