



## Charming Farmhouse near Paris,

77300, Fontainebleau, Île-De-France

\* 4 Beds \* 287m2

# €669,000

Ref: LN-6RXWG

## Property Description

Ref. 3459 Old farmhouse for sale near Paris

This former farmhouse is located south of Seine-et-Marne department, in the charming valley of Orvanne, a picturesque valley with a country atmosphere punctuated with castles and villages of character. It is a place of relaxation and ballad, and only a few kilometers from all the amenities.

The train station is at 9km and trains to Paris leave every 30 minutes and take you there in 50 minutes.

The school bus and the connection to the station are by a bus which stop is in front of the property.

This old Briard farmhouse built in the middle of the 19th C. is composed of 3 buildings. The main house of about 287sqm comprises:

On the ground floor: entrance with a staircase leading to the first floor, cloakroom, wc, kitchen, dining room, living room of 68 sqm with a large fireplace. A laundry room and a room of 38 sqm to convert and a 2nd staircase.

On the first floor: 4 bedrooms, 2 bathrooms and a playroom (40sqm).

Guest house of 123sqm with 2 bedrooms and a beautiful living room. Garage of 50 sqm with mezzanine, workshop of 20sqm and an open shed.

The house is built on a plot of about 2000sqm. It is possibility to acquire in addition 1 or 2 building plots at the end of the garden of 500sqm.

As a secondary or main residence, it is a place where life is good. One could also consider a Bed and Breakfast activity since it is close to many tourist sites. Note the upcoming construction of Parc Napoléon, a future economic and tourist center.



