

OFF-MARKET INVESTMENT OPPORTUNITY

1 020 000 €

Ref 86868329F

Sivry-Courtry - House / Villa 2885 sq ft

VANEAU
Luxury Real Estate



About this property

This offer, offered as an exclusive mandate, is primarily aimed at real estate professionals: property dealers, developers, investors or builders of individual homes. Presentation of the property Located 8 km from Melun, in the heart of a sought-after village, La Ferme du Châteaux constitutes a characterful real estate complex, free of any occupation. Organized around a square courtyard typically from Briard, this architectural ensemble bears witness to the local agricultural heritage and offers remarkable volumes to be exploited. * Main house of approximately 268m² on two levels * Convertible attic 137.75 m² Total floor space (living space, excluded and less than 1.8m): 432.86 m² * Numerous outbuildings and agricultural buildings Please note: a shed with independent access, located on the outskirts, remains for agricultural use and is not included in the sale. Development potential A development project is currently being considered in conjunction with the municipality, aiming to support the transformation of the site: * Creation of around 20 housing units (apartments) * Provision of 2 parking spaces per accommodation * Construction of 3 individual houses within the enclosure * 2 parking spaces per house This project is part of a municipal desire to requalify the site, with an orientation towards classification as an urban area to be densified. A strategic asset * Sought after location in the immediate vicinity of Melun * Qualitative living environment, between rural charm and accessibility * Strong potential for value creation in a sector under pressure Conditions of transfer * Single lot sale * File intended for professional buyers only * Feasibility study and support possible Our analysis about this exclusivity. A rare

Vaneau Boulogne

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VANEAU BOULOGNE

41 , route de la reine 92100

Boulogne

Price : 1 020 000 €

Surface : 2885 sq ft

Rooms : 10

Floors : 3

Bathrooms : 0

Shower rooms : 0

property combining land, architectural character and transformation potential, ideal for a highly profitable promotion or asset division operation. DPE and mandatory diagnostics carried out April 9, 2026. Although the residential house is to be completely redesigned as part of this project, it is possible to create 2 of the 20 apartments. Sale price: 1,020,000 Euros H.A.I (Seller fees included.) Information on the risks to which this property is exposed is available on the site: Georisks: <https://www.georisks.gouv.fr>

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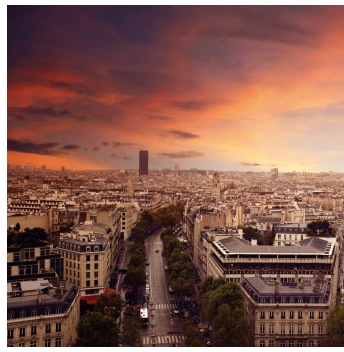






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