

L'Ecurie – Chateau la Trousse Cottage Details

PID : 28217

Price : 403975 USD

Bedrooms : 3

Sleeps : 0

Baths : 3

Country : France

Region : Ile de France

Town : Ocquerre

Description

L'Ecurie – Chateau la Trousse. 3 bedroom cottage in the grounds of a beautiful Chateau, with heated pool, tennis court. 40 acres of formal & informal gardens with ornamental ponds & moat , kitchen garden, orchard and woodland. Easy access to Paris, Disney & Champagne. With 'on site' caretakers who will check your property while your not using it, regulate access onto the estate for security, set up your house ready for your arrival then clean and launder after you leave, Chateau la Trousse offers a hassle/stress free way to really enjoy owning and spending time in your holiday home.

The cottage, known as L'Ecurie, is a 3 bedroom, 3 storey house, converted from a stable block into 100 sq meters of living accommodation and it is part of a classically French cobblestone courtyard of 17th century buildings. The ground floor is an open plan room with 14ft high ceiling of barrel vaulted red brick. It has a fully equipped kitchen, a dining area with oak table & chairs and a seating area with 2 sofas and log burning stove. Large window style doors open onto a shingle terrace overlooking the front gardens of the Chateau with white metal table and chairs. On the opposite side of the room large doors open onto the cobblestone courtyard with teak table & chairs. 1st floor has 2 bedrooms and a bathroom and the 2nd floor is a loft conversion with exposed oak beams in the walls and ceiling and a 14ft high apex. It is currently used as the master bedroom with ensuite. All rooms have electric wall heaters with heated towel rails in each bathroom. All floors are the original tiles or painted/stained wood, the walls are painted plaster and the ground floor has castle style stonework around the doors and windows.

On buying a property at La Trousse you will individually own your house and jointly own the 40 acre grounds and some areas within the Chateau and out buildings. These include the Chateau's original Kitchen with huge fire place and range cooker, the impressive entrance hall, the petit salon that opens onto the rear terrace with sweeping staircases down to the gardens, and a beautiful little Church with stained glass windows and can be used for family weddings, christenings etc. Also jointly owned is the Pigeonaire Tower complete with basement prison and 2 cottages one of which houses the caretakers who live on site and the other is currently being renovated as guest accommodation. This kind of co-ownership is very normal in France with clear legislation that all ownerships must adhere to and Chateau la Trousse has a well organised and efficient management team and Syndic. The maintenance cost allocated to L'Ecurie via the Syndic averages £3000.00 per year. The co-ownership is 28 people owning a total of 34 houses or apartments. There is a mixture of nationalities and ages so both us and our children have made some great friends at La Trousse. All properties can be used for permanent or holiday residence though currently all are used as holiday homes. The majority of properties are used only by the owners or their families and the number of occupied properties averages to Winter months 4/5, Spring & Autumn months 6/8, Summer months, Christmas & New Year 10 /12, obviously these numbers can fluctuate and very often we have enjoyed the estate completely to ourselves.

Chateau la Trousse is a very relaxing, peaceful place but if you want to be more active on your holiday there are ongoing renovation or improvement projects around the gardens and communal buildings and owners can get as involved as they choose to. If you enjoy gardening there are bedding areas in the Kitchen garden where you can grow your own vegetables or whatever you choose and all equipment you will need is stored in the fantastic 18th Century glasshouse. The caretakers will ensure your efforts are watered and tended whilst your away from La Trousse. Owners can help themselves to the fruit, nuts and herbs that grow in the garden and orchard. The large spinney of woodland has recently had some Deer adopt La Trousse as their home and spotting them has delighted children & adults alike.

Chateau la Trousse is in the Ile de France area, department Seine et Marne. It is a short drive from Paris, Euro Disney or the Champagne capitals Reims & Epernay. There is motorway and mainline train access close by.

Seine et Marne has several golf courses, horse riding, fishing, walking etc. There are water based activities on both the Marne river and Orque canal. Horse racing at Chantilly plus family entertainment at Disneyland and Park Asterix.



5 main selling points

1. Cottage in 40 acres with pool, tennis court, Orchard, kitchen garden, woodland & moat.
2. Historic & full of character, 17th Century Estate.
3. Hassle free ownership of a holiday home.
4. 4 years records of profitable rental income.
5. Good security with 'on site' caretakers.

Property owner

Name : Tracey Irving

Country : UK

L'Ecurie – Chateau la Trousse Cottage Selling price

403975 USD

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