LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45122EHO95 Price: 2 090 000 EUR

agency fees to be paid by the seller

7 bedroom mansion for sale at 95290 L'Isle-Adam



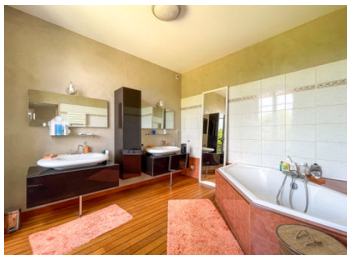




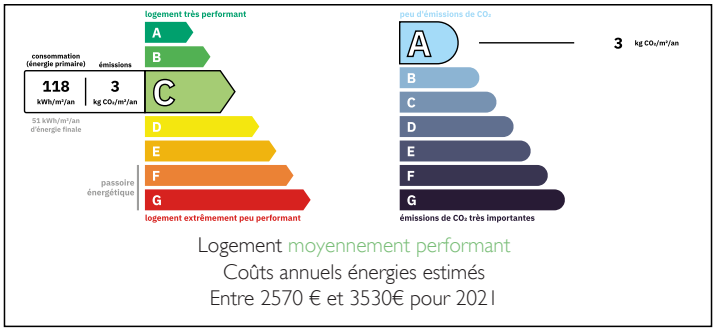








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2570 € et 3530€ pour 2021

INFORMATION

Town:	L'Isle-Adam
Department:	Val-d'Oise
Bed:	7
Bath:	4
Floor:	365 m2
Plot Size:	3516 m2

IN BRIEF

Situated in the heart of L'Isle-Adam, widely regarded as one of France's most pleasant towns, this exceptional 365 m² mansion occupies a prestigious island position on the River Oise, under an hour by direct train from Paris Gare du Nord.

Fully restored to the highest standard, this luminous 12-room property dating from 1850 offers seven bedrooms, four bathrooms, a superb equipped kitchen, elegant reception rooms and a beautiful terrace overlooking 3,500 m² of private gardens. A self-contained lodge and independent garage complete the grounds.

Modern comforts include an air-to-water heat pump, dual thermodynamic water heaters, double-flux mechanical ventilation and a full alarm system.

The town's restaurants, shops and market are on the doorstep, with the River Oise offering boating activities in summer. France's largest river beach is minutes away.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**5301 EUR**

NOTES

DESCRIPTION

L'Isle-Adam — Exceptional 365 m² mansion with 3,500 m² grounds

Situated in the heart of L'Isle-Adam, widely regarded as one of France's most pleasant towns, this exceptional character property dating from 1850 occupies a prestigious island position on the banks of the River Oise, under an hour by direct train from Paris Gare du Nord.

A little history

The house stands on the Île de la Cohue, the smallest of the three islands of the Oise, alongside the Île du Prieuré and the Île de la Dérivation. Its name recalls the crowds who gathered to attend festivities on its banks under the Ancien Régime. The property was originally the bridgemaster's house, belonging to the leaders of the Compagnons de l'Arche, who were responsible for hauling vessels through this particularly challenging stretch of the river. Immediately adjacent stands the Pont Cabouillet, a listed historical monument dating from the sixteenth century.

Fully restored to the highest standard, this luminous 12-room property offers 365 m² of living space across three floors, set within 3,500 m² of private grounds, with an outbuilding, an independent garage and direct access to the river.

Garden level (total surface area: 157 m²)

This lower level, opening directly onto the park and terrace, features marble floors throughout. It comprises a vast 97.86 m² reception room with summer kitchen, ideally suited to entertaining and hosting gatherings. This self-contained and convivial space allows younger generations to enjoy the house to the full without disturbing the upper floors. The level also includes...