

## 6-bedroom 18 century former mill with waterwheel near 95290 L'Isle-Adam



## INFORMATION

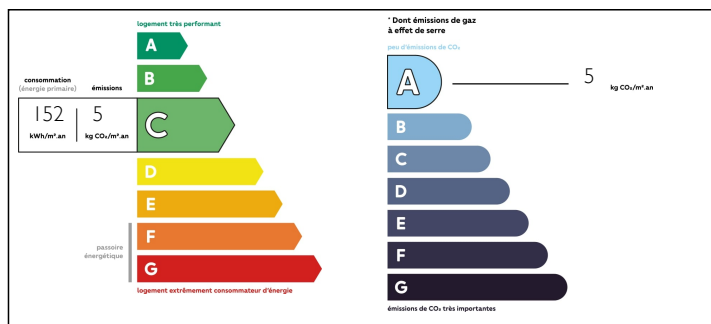
Town:	Labbeville
Department:	Val-d'Oise
Bed:	6
Bath:	3
Floor:	454 m2
Plot Size:	3025 m2

## IN BRIEF

At Labbeville near L'Isle-Adam this former mill dating from before the French revolution offers a unique link between the past and the present. The vast interior features original stone columns and massive wooden beams. The river Sausseron passes through the garden and once powered a water turbine that could be reinstalled to produce electricity. The building has recently been equipped with highly efficient heat pumps, reversible air conditioning and a thermodynamic water heater. The accommodation is arranged as follows: Ground floor entrance, WC, Kitchen 50m2, living room 111m2. A beautiful terrace and front garden can be accessed from the kitchen and living room via French doors. First floor: 2 landings and a corridor, 3 large bedrooms, office, 2 bathrooms, 2 WCs. Second floor: 2 landings, 3 bedrooms, bathroom with WC and huge loft. Outside: Outbuilding with large garage, gardens with fruit trees with lawns bordered on one side by the river, on the other...

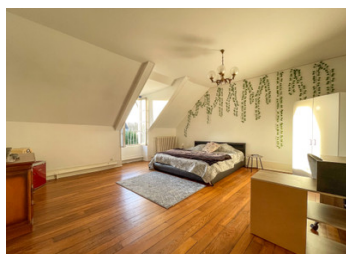


## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 2683 EUR**

## NOTES

## DESCRIPTION

With its eleventh century church, and eighteenth-century chateau Labbeville is a town of timeless character in a peaceful valley in the Vexin National Park. It lies just 35 km from the centre of Paris and 15 minutes' drive to L'Isle-Adam with its famous market, supermarkets, shops and restaurants. The house is a former mill that was built to last with massive stone walls with stone columns supporting the beams that carry the floors above. It's an impressive structure with wide open living areas. The floors are tiled in the kitchen and bathrooms and are oak parquet in the living room and bedrooms and there are cast iron radiators throughout the house. The sound of the river provides a soothing soundtrack and it's a pleasure to observe the kingfisher fishing for small trout in the river below as it passes through the garden.

The accommodation is arranged as follows:

Ground floor: Entrance with storage (23m<sup>2</sup>), WC (2,5m<sup>2</sup>), Kitchen (50m<sup>2</sup>) with access to the terrace and garden via French doors, living room (111m<sup>2</sup>) with functioning chimney and French doors opening out onto the terrace.

First floor: 2 landings and a corridor, bedroom 1 with marble fire place (21m<sup>2</sup>), bedroom 2 (18m<sup>2</sup>), master bedroom (41m<sup>2</sup>), office (17m<sup>2</sup>), bathroom 1 (19m<sup>2</sup>), bathroom 2 (11m<sup>2</sup>), utility room (8m<sup>2</sup>) and 2 WCs.

Second floor: 2 landings, bedroom 4 (23m<sup>2</sup>) with air-conditioning unit, bedroom 5 (22m<sup>2</sup>) with air-conditioning unit, Bedroom 6 (11m<sup>2</sup>), bathroom with WC (10m<sup>2</sup>) and a huge loft with cathedral ceiling...