



JOINVILLE LE PONT - 1890 ANGLO-NORMAN
HOUSE - 350 SQM - 6 BEDROOMS - FACING THE
MARNE

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- 350 SQM - 6 BEDROOMS -
FACING THE MARNE...



PROPERTY FACT FILE	
REFERENCE	A43875LUM194
PRICE	€ 2,300,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	350 m ²
LAND	1500 m ²
TOWN	Joinville-le-Pont
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Maître
CONDITION	Good condition
FEATURES	Other Drainage, River Frontage, Detached
*Price based on current exchange rate which is subject to change	





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Located in Joinville-le-Pont, in the sought-after Vautier district on the banks of the Marne River, this late 19th-century character property offers approximately 350 sqm of living space set on a landscaped 1,506 sqm plot. Classified among the remarkable houses of the Marne riverbanks, it features a distinctive neo-Gothic architecture with a

DESCRIPTION

Located in the sought-after Vautier district of Joinville-le-Pont, just moments from the banks of the River Marne, this elegant late 19th-century Anglo-Norman residence offers approximately 350 sqm of living space set within beautifully landscaped grounds of 1,506 sqm.

The property combines period character with generous volumes and a highly adaptable layout, ideal for family living or entertaining.

The ground floor opens onto an entrance hall with original tiled flooring, leading to an impressive reception space of approximately 60 sqm, comprising both living and dining areas. This bright, dual-aspect space flows seamlessly into a spacious eat-in kitchen, as well as a separate study.

The first floor offers a well-balanced family layout, with two bedrooms, a bathroom, and a dressing room serving the principal bedroom. An additional room on this level provides flexibility as a home office, dressing room or guest bedroom. A utility/laundry room and separate WC complete this floor.

The upper level features several further bedrooms arranged around an independent sleeping area, along with a bathroom with double basin, a separate WC, and an additional room with water access, offering potential for further reconfiguration if desired.

At the top of the house, a large open space provides an ideal area for leisure, fitness, or creative use, and leads to a unique lookout point (vigie) with panoramic views over the River Marne and surrounding area.

A full basement enhances the prop...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43875LUM94>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

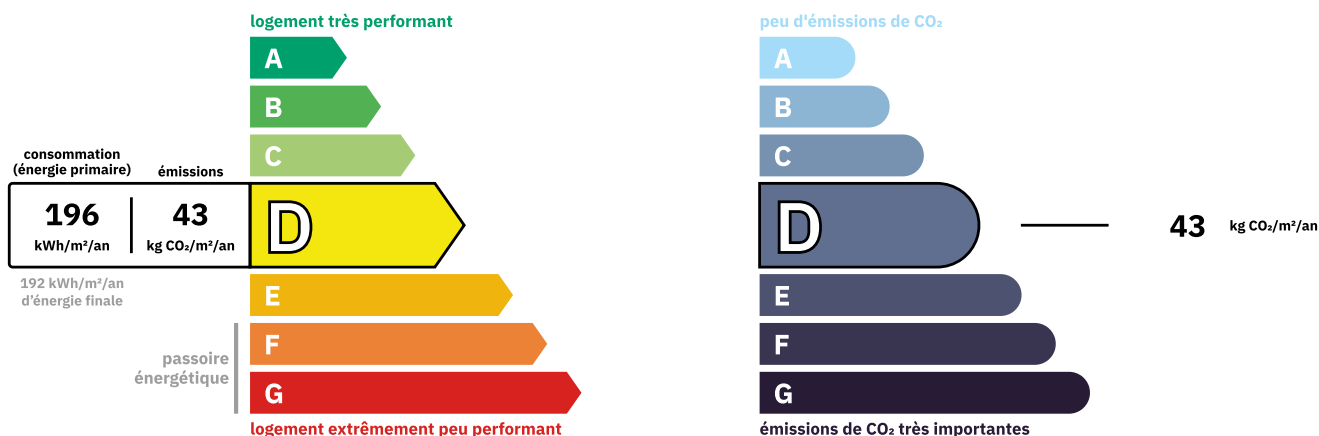
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 3990 € and 5450€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A43875LUM94
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AND PHOTOS
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