



13 Acre Champagne Estate near Paris,

77260, La Ferte Sous Jouarre, Seine Et Marne, Île-De-France

€990,000

Ref: LN-251DR

* 4 Beds * 4 Baths * 400m2

Beautiful 13 acre estate for sale on the edge of Marne river, less than an hour from Paris on the train.

Property Description

Located in Seine-et-Marne, the town where this property is located is the first to benefit from the Champagne appellation.

The estate, nestled in a green bower, is less than 1 km from the shops of the city centre. Train station is 3 km away, Paris in 48 minutes.

Built in a dominant position, the property is built on an island surrounded by the Marne river and a small canal. It opens onto a terrace facing the river. On the foundations of a former house, it was extended and restored in 1955. The interior layout date from this time.

Of about 400sqm, it is composed as follows:

On the ground floor: Entrance hall, dining room, living room, 35sqm lounge, kitchen, office, wc.

On the first floor: 4 bedrooms, 1 dressing room, 3 bathrooms

On the second floors: landing converted into an office giving access to the attic.

Fitted full basement

Old fishing house (40sqm), the outbuilding has been converted into a beautifully decorated guest house with kitchen and bathroom, living room and mezzanine bedroom.

3 garages facing the street.

The island of about 12,000sqm is on a 13 acres (5.5ha) estate and is connected by two small bridges. The park has been laid out according to several themes: Artistic with an amphitheatre facing the water, plant with its gazebo surrounded by roses, religious with an altar and animal park with his llama and many fallow deer. Everything is perfectly maintained.

Possibility to acquire in addition a plot of approximately 6000 sqm with a farmhouse of 135 sqm.



