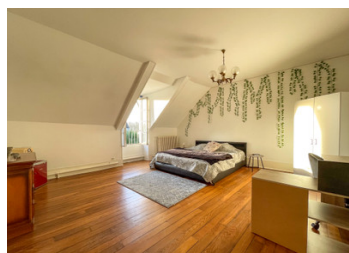


6-bedroom 18 century former mill with autonomous energy potential at 95690 Labbeville, near L'Isle-Adam



## 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.

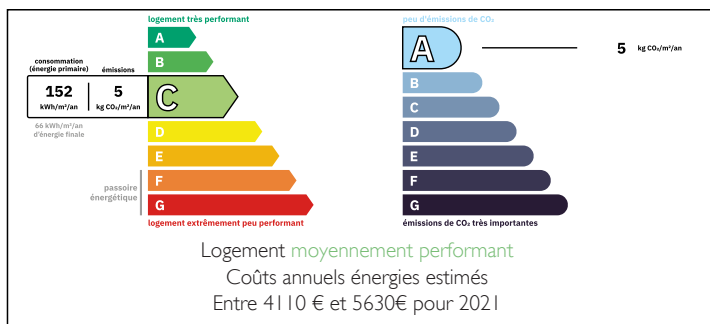
The accommodation is arranged as follows: Ground floor entrance, WC, Kitchen 50m2, living room 111m2. A beautiful terrace and front garden can be accessed from the kitchen and living room via French doors.

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

## 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.



## DESCRIPTION

Labbeville is a village of genuine character in the Vexin National Park, its eleventh-century church and eighteenth-century château standing as quiet reminders of a deep-rooted history. The village sits in a peaceful valley 35 km from central Paris and around 15 minutes by car from L'Isle-Adam, where you will find a well-known weekly market, supermarkets, shops and restaurants.

This former mill was built to endure. Massive stone walls and stone columns support the beam structure throughout, giving the house a solidity and presence that is immediately apparent on arrival. The living areas are generous and open, with oak parquet flooring in the reception rooms and bedrooms, tiled floors in the kitchen and bathrooms, and cast iron radiators throughout. The river runs through the garden, and the sound of moving water is a constant and pleasant feature of daily life here. Kingfishers fish for small trout in the water below — the kind of detail that is difficult to put a price on.

### Accommodation

Ground floor: Entrance hall with storage (23 m<sup>2</sup>), WC (2.5 m<sup>2</sup>), kitchen (50 m<sup>2</sup>) with French doors to the terrace and garden, living room (111 m<sup>2</sup>) with working fireplace and French doors to the terrace.

First floor: Two landings and a corridor; bedroom 1 with marble fireplace (21 m<sup>2</sup>); bedroom 2 (18 m<sup>2</sup>); master bedroom (41 m<sup>2</sup>); bedroom 3 / office (17 m<sup>2</sup>); bathroom 1 (19 m<sup>2</sup>); bathroom 2 (11 m<sup>2</sup>); utility room (8 m<sup>2</sup>); two WCs.

Second floor: Two landings; bedroom 4 (23 m<sup>2</sup>) with...

## LOCAL TAXES

**Taxe foncière:** 2683 EUR

**Taxe habitation:** EUR

## NOTES