

JOINVILLE LE PONT - 1890 Anglo-Norman house - 350 sqm - 6 bedrooms - Facing the Marne



INFORMATION

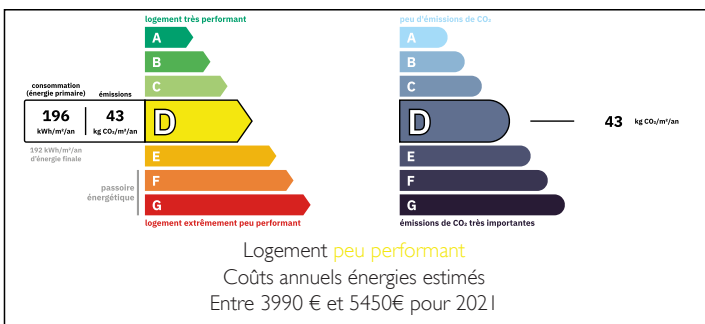
Town:	Joinville-le-Pont
Department:	Val-de-Marne
Bed:	6
Bath:	3
Floor:	350 m2
Plot Size:	1500 m2

IN BRIEF

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 prominent tower and preserved period features such as parquet flooring, moldings, fireplaces, and a wrought-iron staircase. The property boasts generous reception areas including a bright 60 sqm living space, a dining kitchen, and multiple bedrooms across several levels. The upper floors offer open views, including a panoramic lookout over the Marne. The landscaped garden provides a peaceful and private setting. Close to shops, schools, transport, and riverside walks, this property combines heritage, elegance, and quality of life.

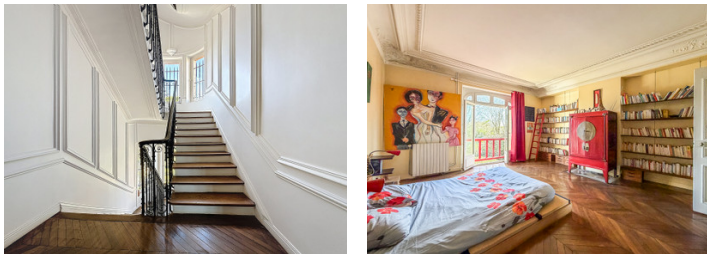


ENERGY - DPE



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.



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 property with a gym, sauna, shower facilities, and ample storage and technical space.

Character & Features

LOCAL TAXES

Taxe foncière:	5500 EUR
Taxe habitation:	EUR

NOTES