

Private Island on the Seine – A Natural Sanctuary in Normandy, just 1h30 from Paris



INFORMATION

Town:	Les Andelys
Department:	Eure
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	13890 m2

IN BRIEF

Discover an extraordinary opportunity: a secluded private island, naturally protected by its insular setting and surrounded by shimmering water and lush vegetation.

This 13890 m² waterfront haven invites you to unleash your creativity, whether you dream of an autonomous eco-home, a tiny house retreat, modular living spaces, treehouses, or nature-focused installations.

Ideally located near the riverbanks and urban conveniences, this sanctuary offers the perfect escape for observing wildlife, fishing, hunting, or enjoying year-round water activities with family and friends.

A truly rare property, seldom available on the market.



ENERGY - DPE

DPE not required.

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

This exceptional island offers a breathtaking natural environment where water, greenery, and tranquility blend seamlessly. Its classification within a ZNIEFF Type 2 zone allows for authorized construction, opening the door to numerous possibilities:

- autonomous or ecological housing,
- tiny houses, Novablok modules, mobile homes,
- treehouses or lightweight eco-structures,
- spaces dedicated to nature observation, outdoor leisure, or nautical activities.

A genuine nature refuge — ideal for recharging, hosting loved ones, or developing a discreet eco-tourism concept.

A one-of-a-kind property for those seeking an inspiring, off-grid setting while remaining close to essential amenities.

It is important to note that certain activities may require an impact assessment to ensure that they will not have a significant impact on habitats and species of community interest.

Access can of course only be done by boat.

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

NOTES