

Charming waterfront 2 bedroom detached house with garden and river mooring at 95290 L'Isle Adam Val d'Oise

EXCLUSIVE



## INFORMATION

Town:	L'Isle-Adam
Department:	Val-d'Oise
Bed:	2
Bath:	1
Floor:	91.5 m2
Plot Size:	668 m2

## IN BRIEF

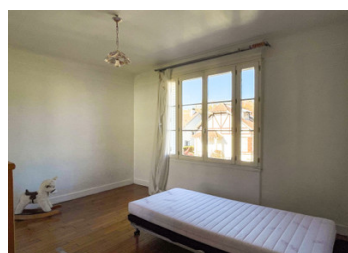
95290 L'Isle-Adam, exclusive island address in a quiet cul-de-sac in a historic setting, this detached house with river views is just a short walk from the train station (Paris in 50 minutes), and a thriving town centre with a popular market, shops, restaurants, and a leisure beach.

The house comprises: on the ground floor, an entrance hall, WC, dining/living room with fireplace that leads out on to a superb raised terrace overlooking the garden, and a kitchen with its own access onto the terrace. Automatic shutters on some windows.

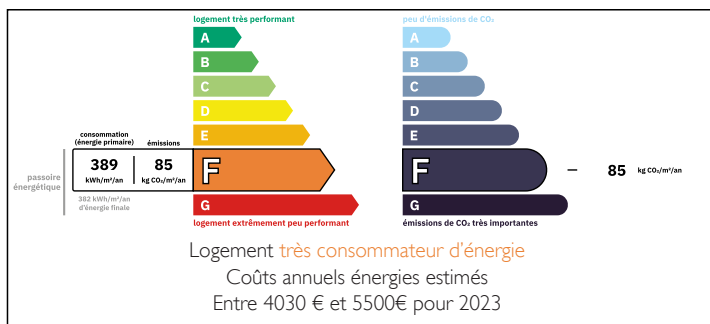
First floor via oak staircase to a landing giving access to a bathroom and WC and two beautiful bedrooms, the first of which has a delightful 16m2 balcony overlooking the garden.

Basement: boiler-room, wine cellar, garage, room with washbasin, room with shower room and WC.

Outside: a large garden with access to...



## 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

Charming Waterfront Residence in Historic L'Isle-Adam (1930)

Enjoying an exclusive island situation with uninterrupted views of the Oise, this character-filled detached residence sits in a peaceful cul-de-sac rich with history, on the site of what was once a Priory. Built in 1930, this 2-bedroom property combines riverside tranquility with remarkable convenience, just a short walk from the train station (Paris in 50 minutes), and the vibrant town center of L'Isle-Adam with its popular market held three times weekly on Sundays, Tuesdays, and Fridays. The town also boasts an array of shops, restaurants, and the leisure beach that has long been central to L'Isle-Adam's reputation.

### Accommodation

The ground floor welcomes you with an entrance hall and guest WC, leading to a dining room and living room featuring an original fireplace, traditional parquet flooring, and period cast iron radiators. The kitchen, while straightforward in design, offers practicality and separate access to the balcony with its splendid views over the Oise.

A handsome oak staircase ascends to the first floor where solid oak parquet continues throughout (with tiles in the bathroom). The landing connects two beautiful bedrooms and a family bathroom with WC.

The lower ground floor provides substantial additional space with two further rooms formerly used as bedrooms; one with a washbasin and the other with a shower room and WC. This level also houses the boiler room, wine cellar, and a generous garage.

### Exterior Features

The property is encircled by gardens comprising

## LOCAL TAXES

**Taxe foncière: 2419 EUR**

**Taxe habitation: EUR**

## NOTES