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## Historic family home with its sumptuous woods and pond

La Queue En Brie , Val-de-Marne , Paris Ile-de-France



# €1,300,000

inc. of agency fees

5 Beds      238 sqm      2.37 ha

Located between Saint-Maur and Pontault-Combault, this old fortified farm enjoys an exceptional location. It is in La Queue-en-Brie that this estate is...

### At a Glance

<b>Reference</b>	MFH-PARIS8565	<b>Near to</b>	La Queue En Brie	<b>Price</b>	€1,300,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	238 sqm
<b>Land</b>	2.37 ha			<b>Land Tax</b>	N/A

### Property Description

Located between Saint-Maur and Pontault-Combault, this old fortified farm enjoys an exceptional location. It is in La Queue-en-Brie that this estate is located, comprising nearly 3 hectares of free land, populated with a wood, a meadow, a listed pond, a property of nearly 300 sqm as well as a caretaker's house. It is a large estate where the past is engraved in each stone.

The history goes back to the 15th century.

Advisors to King Henry III, parliamentary lawyers and other prestigious figures succeeded one another at the seigneurie of the Hermitage until 1868, when the family of the current owners took possession of the estate for the first time. One of the ancestors of this great lineage even became mayor of La Queue-en-Brie in 1922.

For several decades, they would exploit and cherish the place, transform it, embellish it and fill it with children and grandchildren.

It is with great emotion that at the bend of this long road, this estate is looking for a new owner.

Painted by Henri Rouart in 1885, the place is fabulous.

It transports us instantly and with infinite gentleness to a dream lifestyle, made of nature and wide open spaces. The property opens onto a vast path leading to the main house of 311 sqm (238 habitable).

It is certainly necessary to rethink the spaces, steeped in history, but the structure and the beams, intact and solid, bear witness to the robustness of the constructions of the time as well as the maintenance carried out by the family of owners.

The mansion will indeed be enlarged and renovated many times during the years of operation of the farm.

Inside, large rooms reveal a period decoration on the ground floor: large fireplace, black and white tiled floors, solid parquet floors. The living room, overlooking the estate thanks to its wonderful glass veranda, has retained its original character.

The kitchen offers a breathtaking view of the pond.

A bedroom and an office are located on the ground floor.

The first floor houses several bedrooms, bathrooms and toilets, joined by large corridors in a row and enhanced with period decor and noble architectural elements.

A caretaker's house, in an outbuilding, is also included in the sale. Cellars and vaults complete the services. The woods and ponds are listed. The property is surrounded by walls and not overlooked.

Once adored, this property is overwhelming by its beauty, its history and its destiny.

In these authentic places, less than 40 minutes from Paris, one can imagine a different life. Surrounded by this nature, walking through the undergrowth for endless games of hide-and-seek or enjoying summer swims in the pond. Rediscovering the taste of yesteryear, bringing together those who are dear to us in one place. It would almost be a dream.

Village shops: 2 min walk

Porte de Bercy: 35 min by car

Schools: 5 min walk

ENERGY CLASS: F CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR5,100 and EUR6,950

## Summary

Property type:	Countryside house
Bedrooms:	5
Price	€1,300,000

## Key Information

Internal Area:	238 sqm
Land Area:	2.37 ha
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery







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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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