



Stunning 5 Bed House For Sale In Saint Jean les deux Jumeaux France



Agenten-Info

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Name der Firma:	Esales Property Limited
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Erfahrung seit:	2002
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Anzeigen-Details

Immobilie für:	Kaufen
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Standort

Land:	Frankreich
Staat/Region/Provinz:	Île-de-France
Postleitzahl:	77660
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68C rue Pasteur
Saint Jean les deux Jumeaux
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77660
France

An Unrivalled Blend of Generous Space, Modern Efficiency, and Direct River Access

Nestled in the idyllic commune of Saint-Jean-les-Deux-Jumeaux within the Seine-et-Marne department, this exceptional residence offers a rare opportunity to acquire a substantial family home that perfectly balances nature, tranquility, and access to city amenities. Boasting expansive indoor volumes, eco-friendly energy upgrades, and an incredible setting right along the banks of the River Marne, this multi-level home



is ideal for large families, multi-generational living, or those seeking space for a home business.

Ground Floor: Light-Filled Entertaining & Everyday Convenience

Upon entering the residence, you are welcomed by a broad, inviting entrance hall that sets the stage for the home's impressive proportions. The ground floor centers around a double-sized living and dining area designed to maximize natural light. Featuring an open-concept layout, this vibrant heart of the home flows seamlessly onto a massive 140 m2 terrace through wide glass doors.

With a northeast orientation, the terrace serves as a brilliant outdoor extension of the living space, perfect for alfresco dining, hosting summer gatherings, or enjoying peaceful mornings outdoors. Adjoining the reception area is a separate, fully equipped kitchen featuring ample countertop space and contemporary appliances. Completing the main level is a dedicated dressing space, an independent shower room, and a toilet.

Upper Levels: Expansive Private Accommodation

The upper floors are designed to offer privacy, comfort, and versatile space for family and guests alike.

* **First Floor:** Anchored around a broad hallway, this level features six individual rooms, offering flexibility for use as bedrooms, home offices, or study spaces. Two of these rooms enjoy access to private balconies overlooking the surrounding greenery. Serving this level is an exceptionally large master bathroom, fully outfitted with a deep soaking bathtub, a walk-in shower, integrated washbasins, and built-in storage cupboards.

* **Second Floor:** Moving up to the top floor, you will find two additional light-filled bedrooms. Featuring charming architectural details and generous proportions, this level offers a multitude of organizational opportunities—ideal for a youth retreat, media room, artist studio, or guest suite.

Throughout the entire house, custom built-in cupboards and clever storage solutions have been integrated, ensuring clutter-free living across all three levels.

Lower Level & Outbuildings: Practicality & Business Potential

The lower level of the property provides exceptional utility and rare commercial flexibility. Features include:

- * **Secure Parking:** An integrated garage space easily accommodates two vehicles indoors.
- * **Workshop:** A dedicated working atelier is perfect for DIY projects, crafting, or technical hobbies.
- * **Wine Cellar:** A authentic French cave offers ideal temperature conditions for wine storage and aging.
- * **Flexible Commercial Space:** A large, dedicated open area is already outfitted for small business operations, such as a cattery or pet care facility, complete with a secure outdoor play enclosure. Whether utilized for a boutique home business, creative studio, or workshop extension, this space offers significant added value.

Energy Efficiency & Modern Comforts



This home has been upgraded with contemporary green technologies and high-grade insulation to ensure low running costs and year-round climate control:

- * Heat Pump (Pompe a chaleur): Provides efficient heating throughout the home.
- * Solar Power: Photovoltaic panels generate clean energy directly on-site.
- * Insulation & Security: Double-glazed windows throughout, paired with integrated rolling shutters on all windows for temperature control, noise reduction, and security.

Grounds, Terraces, and Private Riverfront Access

The exterior space is a true highlight of the property. The main 140 m² terrace leads down to a private garden spanning approximately 600 m². Primarily laid to lawn, the garden offers a safe, green playground for children and pets, as well as ample room for gardening enthusiasts.

At the edge of the property lies direct access to the border of the River Marne. For boating enthusiasts, fishermen, or water sports lovers, this private waterfront access allows you to park your own boat right outside your backyard, opening up endless weekend cruising opportunities along the Marne.

Location, Local Amenities, and Lifestyle

Saint-Jean-les-Deux-Jumeaux provides a peaceful, health-conscious lifestyle surrounded by lush forests, walking trails, and fresh river air. Yet, despite its countryside feel, all everyday necessities are close at hand.

- * Village Services: The village center features essential shops, a local bakery, newsagent, grocery store, and local services, alongside access to two private schools.
- * Transport Connections: The neighboring train station in Changis offers direct regional rail service to Meaux and central Paris, making daily commuting or day trips straightforward. Major regional attractions—including Disneyland Paris—are within easy driving distance.
- * Property Taxes: Annual state tax (taxe foncière) is approximately €2,200 per year.

This rare riverfront estate delivers an extraordinary combination of volume, eco-conscious efficiency, commercial potential, and natural beauty—making it an ideal home for buyers looking to embrace life along the Marne.

ABOUT THE AREA

Saint-Jean-les-Deux-Jumeaux is a picturesque commune situated in the Seine-et-Marne department within the Île-de-France region of north-central France. Nestled along the winding curves of the Marne River, this small village offers a tranquil rural setting while remaining within the broader orbit of the Paris metropolitan area. Its distinctive name, which translates to 'Saint John of the Two Twins,' adds a touch of historic curiosity to its identity as a classic French countryside settlement.

The local community retains an authentic, small-town atmosphere characterized by traditional



architecture, agricultural surrounding lands, and quiet residential areas. Despite its peaceful ambiance, the village sits close to larger historic towns such as Meaux and La Ferte-sous-Jouarre, giving residents and visitors convenient access to famous regional landmarks, including historic abbeys, First World War museum sites, and local Brie cheese producers.

Transportation connectivity is one of the commune's key advantages. Saint-Jean-les-Deux-Jumeaux benefits from proximity to major transport arteries like the A4 motorway and nearby regional train lines (such as the Changis - Saint-Jean railway station), allowing for straightforward commutes to regional centers as well as central Paris, located approximately 50 kilometers to the west.

For air travel, the nearest major airport is Paris Charles de Gaulle Airport (CDG), situated roughly 35 kilometers (21 miles) to the northwest. This close proximity to France's primary international gateway makes traveling to and from Saint-Jean-les-Deux-Jumeaux very convenient for both domestic and international trips.

MAiN FEATURES:

- * 240m² of living space
- * 650m² plot
- * 5 Bedrooms
- * 2 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Vermietet: Ja

Allgemein

Schlafzimmer:	5
Badezimmer:	2
Fertige m ² :	240 m ²
Grundstücksgröße:	650 m ²

Versorgungsdetails

Heizung: Ja

Mietbedingungen

Verfügbar ab:

Kontaktinformation



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