



Luxury 9 Bed Estate For Sale In Adainville France



Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
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Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 2,816,371.42

Τοποθεσία

Χώρα:	France
Διεύθυνση:	et
Ταχυδρομικός κωδικός:	78113
Δημοσιεύθηκε:	18/03/2025
Περιγραφή:	Luxury 9 Bed Estate For Sale In Adainville France

Esales Property ID: es5554536

5 et 3 bis rue de la noue
maison
ADAINVILLE
78113
France

3D tour here – <https://my.matterport.com/show/?m=e45gGxd8SMq>

A French Sanctuary: Opulent 9-Bedroom Estate in Adainville, Yvelines

Nestled amidst the tranquil beauty of Adainville, France, just 50 kilometers from the vibrant heart of Paris, lies an extraordinary luxury estate. This property, a haven of sophistication and serenity, offers an



unparalleled lifestyle, seamlessly blending opulent living with the natural splendor of the surrounding landscape. At the foot of the majestic Rambouillet forest, this estate promises a peaceful retreat within easy reach of urban amenities.

A Grand Estate with Expansive Grounds:

Spanning two cadastral plots with a combined area of 20,285 square meters, this estate is a veritable paradise. The grounds are adorned with picturesque ponds, a flourishing orchard boasting apple, fig, plum, walnut, hazelnut, chestnut, and pear trees, and magnificent hundred-year-old oaks that gracefully border the ponds. The sheer size and diversity of the landscape create an enchanting environment, perfect for relaxation and exploration.

The centerpiece of the estate is a grand main house, a two-story masterpiece encompassing approximately 1200 square meters of living space. Designed in a U-shape, the house comprises a central section and two adjoining wings, all opening onto a spacious outdoor terrace. This architectural design creates a sense of unity and flow, while also providing distinct living areas.

Distinct Wings for Diverse Needs:

The estate is thoughtfully designed to cater to a variety of needs. The right wing, spanning 150 square meters, is dedicated to office use, featuring an independent entrance, a meeting room, a technical room, a toilet, a large open-plan office (50 square meters), a bright mezzanine (51 square meters), and a cellar with three rooms. This wing provides a professional and functional workspace, ideal for those who work from home or require a dedicated office space.

The central part and left wing comprise the main living areas, offering a luxurious and comfortable environment for family and guests. The ground floor features an elegant entrance with a cloakroom and separate toilet, a laundry room, a spacious living room with a bar, billiards, and a TV area, a large open kitchen (75 square meters) with a pantry, a cathedral dining room with a fireplace, and a master suite (50 square meters) with an independent garden entrance, dressing room, bedroom, private bathroom, and toilet.

The first floor of the central part, accessible via a staircase in the cathedral dining room, features a mezzanine landing (reading room), two bedrooms, a library, a bathroom, a separate toilet, and a large walk-in closet. The left wing floor offers a fitness room, a cinema room and office, a master bedroom with a private bathroom, dressing room, and terrace, a second large dressing room, two bedrooms with mezzanines and access to a shared terrace, a large bathroom with shower, a third double dressing room, and a separate toilet.

Annexes and Outbuildings for Practicality and Leisure:

The estate includes several annexes and outbuildings that enhance its functionality and appeal. The left wing annex features a garage with two car spaces and access to a third parking space, a 70-square-meter DIY workshop connected to the garage, an 80-square-meter workshop with large bay windows and garden access, and a cellar.



A second home on the property offers an independent entrance, a toilet and laundry area, a large dining room under a glass roof, a fully equipped open kitchen, a large living room, a master bedroom with a shower room and separate toilet, a second living room with a fireplace, two mezzanine bedrooms, a bathroom, a separate toilet, and a covered garage.

The outdoor areas include a 25-square-meter wooden chalet (with potential for water and electricity connections), a wrought iron greenhouse, two outbuildings for agricultural machinery storage, a large pyre, and a chicken coop on one of the islands.

Technical Specifications and Energy Efficiency:

The main house at 5 rue de la Noue is a blend of old and new, featuring a rehabilitated old farmhouse and newly constructed wings. The central part underwent renovations in 2011, including exterior wall insulation and a roof replacement with new insulation. The wings, built in 2010, feature Siporex walls and comprehensive insulation.

The house is heated by water underfloor heating and radiators, powered by an air/water heat pump. Domestic hot water is supplied by oil and gas boilers, and the pool is heated by a heat pump. The kitchen is fully electric. The property has an energy classification of AAA.

The second home at 3 bis rue de la Noue comprises a rehabilitated old barn and a new section built in 2019-2020. The new section features multi-cellular brick walls, insulation, and underfloor heating by electric mesh. The kitchen is fully electric.

A Lifestyle of Luxury and Tranquility:

This luxury estate in Adainville offers a lifestyle of unparalleled comfort, elegance, and tranquility. The expansive grounds, diverse amenities, and proximity to Paris make it an ideal retreat for those seeking a balance of rural living and urban convenience.

The estate's thoughtful design, modern amenities, and breathtaking natural surroundings create a truly exceptional living experience. This is more than just a property; it's a sanctuary, a haven, and a gateway to a life of unparalleled beauty and serenity.

Key Features:

- * Location: Adainville, Yvelines, France (50 km from Paris)
- * Property Type: Luxury 9-Bedroom Estate
- * Land Area: 20,285 square meters
- * Main House: 1200 square meters living space, 2 stories, 9 bedrooms
- * Wings: Right wing (office), central and left wings (living areas)
- * Annexes: Garage, workshops, cellars
- * Second Home: Independent entrance, living areas, bedrooms
- * Outdoor Features: Ponds, orchard, hundred-year-old oaks, terrace, pool, chalet, greenhouse,



outbuildings, pyre, chicken coop

- * Technical Features: Modern heating systems, insulation, electric kitchens
- * Energy Efficiency: AAA rating
- * Accessibility: Proximity to Rambouillet forest, Paris

This exceptional estate offers a rare opportunity to own a piece of French paradise, blending luxury living with natural beauty and tranquility.

ABOUT THE AREA

Adainville is a charming, rural commune located in the Yvelines department of the Île-de-France region in north-central France. Characterized by its peaceful atmosphere and picturesque landscapes, Adainville offers a tranquil escape from the bustling city life of nearby Paris. The village is nestled at the edge of the Rambouillet forest, a vast expanse of woodland that provides residents with ample opportunities for outdoor recreation and nature appreciation.

The commune's landscape is predominantly rural, featuring rolling fields, wooded areas, and small ponds. Adainville retains a traditional French village feel, with stone houses and quiet streets that reflect its historical character. The area is known for its serene environment, making it a desirable location for those seeking a peaceful lifestyle within easy reach of urban amenities.

Adainville's proximity to the Rambouillet forest is a significant draw for residents and visitors alike. The forest offers numerous hiking and biking trails, as well as opportunities for horseback riding and wildlife observation. The village's location also provides convenient access to nearby towns and cities, including Rambouillet itself, which offers a range of shops, restaurants, and cultural attractions.

When considering travel to Adainville, the nearest major airports are:

- * Paris-Charles de Gaulle Airport (CDG): This is the largest international airport in the region, offering extensive global connections.
- * Paris-Orly Airport (ORY): Another major airport serving Paris, providing both domestic and international flights.
- * Though less used for international travel, Toussus-le-Noble Airfield is also relatively close.

MAiN FEATURES:

- * 980m² of living space
- * 20000m² plot
- * 9 Bedrooms
- * 6 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Pool



- * 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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Κοινά

Κρεβατοκάμαρες:	9
Μπάνια:	6
Τελειωμένα τετραγωνικά πόδια:	900 τ.μ
Μέγεθος αυλής:	20000 τ.μ

Utility details

Heating:	Ναί
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Lease terms

Date Available:

Contact information

IMLIX ID: IX6.726.584

