



## 6 Bed Estate with 2 Stone Houses for Sale in La Celle-sur-Morin 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                                                                       |
| Site:             | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Στοιχεία καταχώρησης

|              |             |
|--------------|-------------|
| Ακίνητο για: | Πώληση      |
| Τιμή:        | USD 647,065 |

### Τοποθεσία

|                        |                                                                        |
|------------------------|------------------------------------------------------------------------|
| Χώρα:                  | France                                                                 |
| Νομός/Περιοχή/Επαρχία: | Île-de-France                                                          |
| Πόλη:                  | La Celle-sur-Morin                                                     |
| Ταχυδρομικός κωδικός:  | 77515                                                                  |
| Δημοσιεύθηκε:          | 27/01/2026                                                             |
| Περιγραφή:             | 6 Bed Estate with 2 Stone Houses for Sale in La Celle-sur-Morin France |

Esales Property ID: es5554929

60B GRANDE RUE  
La Celle Sur Morin

Île-de-France  
77515  
France

Historic 19th-Century Estate: Converted Stone Barn in La Celle-sur-Morin

Discover the quintessential French lifestyle with this magnificent 19th-century converted stone barn, nestled in the picturesque village of La Celle-sur-Morin. Offering a rare blend of rustic authenticity and



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modern comfort, this expansive 6-bedroom estate is situated on approximately 2,700m<sup>2</sup> of lush, private land. Whether you are looking for a multi-generational family home, a high-end holiday retreat, or a lucrative rental investment, this property offers unparalleled potential just one hour from the heart of Paris and 30 minutes from Disneyland.

## A Versatile Dual-Residence Configuration

The estate is currently configured as two independent houses with separate access, though they are architecturally designed to be easily reunited into a single, grand manor.

The Main Residence (approx. 235m<sup>2</sup>) Exuding character, the primary home features central heating throughout and a secure electric gate for ultimate privacy.

- \* Ground Floor: The heart of the home is a voluminous living room anchored by a traditional open fireplace and original wooden beams. The floor plan includes a large kitchen with a dedicated pantry, a versatile study/TV room, a private office with built-in cabinetry, and a practical utility room.

- \* Upper Floor: The sleeping quarters comprise five well-appointed bedrooms, including one with a private shower. A mezzanine area provides a cozy nook for reading or relaxation, supplemented by a full family bathroom and an additional shower room.

The Guest House (approx. 65m<sup>2</sup>) This secondary dwelling is perfect for hosting guests or generating rental income. It maintains its own private garden and entrance, complete with a dedicated woodshed.

- \* Living Space: Heated by a charming wood stove and radiators, the ground floor offers a comfortable living room, kitchen, and a spacious entrance with integrated storage.

- \* Upper Level: A large landing leads to a private bedroom and a modern shower room with a toilet.

## Enchanting Grounds and Outdoor Amenities

The exterior of the property is a true sanctuary, designed for both entertainment and self-sufficiency. A sprawling 70m<sup>2</sup> patio serves as the ultimate outdoor living space, featuring a hot tub and a dedicated BBQ area for summer soirées.

The grounds are meticulously planned to include:

- \* Work & Storage: A double garage, a dedicated workshop, and multiple outbuildings for utility and wood storage.

- \* Sustainable Living: A thriving vegetable garden and a hen house for those desiring a 'farm-to-table' lifestyle.

- \* Family Fun: A secure children's play area ensures that the estate is a paradise for all ages.

## Prime Location in the Heart of Seine-et-Marne

La Celle-sur-Morin offers the best of the Brie region—a quiet, green village atmosphere with immediate access to world-class attractions. Residents enjoy the proximity to Parrot World and Parc des Félines,



while the nearby station connects you to Paris Gare de l'Est in under an hour. This property is not just a home; it is an investment in a lifestyle that balances the tranquility of the French countryside with the excitement of one of the world's most visited regions.

This rare 19th-century estate is currently offered at €560,000. Its unique combination of stone character, modern amenities like fibre internet, and its dual-living setup makes it a standout gem in today's market.

## ABOUT THE AREA

La Celle-sur-Morin is a picturesque commune located in the Seine-et-Marne department, nestled in the heart of the lush Grand Morin Valley. Part of the broader Brie region, this charming village is characterized by its tranquil atmosphere and historic stone architecture. The Grand Morin river winds through the lower part of the village, creating scenic islands and verdant banks that have long inspired walkers and artists alike, earning the area the nickname 'The Valley of the Painters.'

In 2026, the village remains a sought-after sanctuary for those seeking an authentic French countryside lifestyle while remaining connected to the energy of the capital. It is composed of five distinct hamlets, including La Celle en Bas—home to the town hall and the historic 12th-century church—and La Celle en Haut, which offers elevated views of the rolling landscape. The community is tight-knit and benefits from a high quality of life, with local initiatives focused on preserving the village's heritage and its natural surroundings.

The village's location offers a perfect balance of seclusion and accessibility. It is a prime destination for families and weekenders due to its proximity to major attractions; Disneyland Paris is just a 30-minute drive away, while the medieval city of Provins and the historic town of Meaux are within easy reach. Outdoor enthusiasts are drawn to the region for its extensive network of hiking and cycling trails, as well as the unique opportunity to explore the valley by canoe along the peaceful river.

For international travelers and residents, the nearest airport is Paris Charles de Gaulle (CDG), located approximately 45 kilometers to the northwest. Under normal traffic conditions, the drive takes roughly 50 minutes, making the village highly accessible for global commuters. Additionally, the commune is served by the Transilien Line P at the nearby Guérard – La Celle-sur-Morin station, which provides direct rail access to Paris Gare de l'Est in approximately one hour.

## MAiN FEATURES:

- \* 300m<sup>2</sup> of living space
- \* 2700m<sup>2</sup> plot
- \* 6 Bedrooms
- \* 4 Bathrooms
- \* 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



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\* Rental Potential through Airbnb and Booking.com

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## Κοινά

|                               |          |
|-------------------------------|----------|
| Κρεβατοκάμαρες:               | 6        |
| Μπάνια:                       | 4        |
| Τελειωμένα τετραγωνικά πόδια: | 300 τ.μ  |
| Μέγεθος αυλής:                | 2700 τ.μ |

## Utility details

|          |     |
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| Heating: | Ναί |
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.084.353

