COLDWELL BANKER
EUROPA REALTY

Castle Auvers-sur-Oise 500 m²



SALE PRICE : 1 150 000 €

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DESCRIPTION

Nestled in the heart of the French Vexin Regional Natural Park, this historic estate combines preserved architectural character (exposed beams, antique terracotta tiles, turret, period fireplaces, Burgundy stone terrace) with exceptional living space.

Benefiting from a strategic location close to the business and university hub of Cergy-Pontoise and connected to Paris by train, this property is set in an area with strong tourism and leisure momentum across the Paris region—a prime setting to capture regional and international visitor flows, mirroring the global interest driven by major themed entertainment projects (such as the development of the first Dragon Ball theme park by Qiddiya) that fuel demand for immersive experiences and unique, heritage accommodations.

Thanks to its multi-building layout and convenient transport links, this real estate complex offers outstanding operational versatility: a charming boutique hotel or guesthouse, corporate eco-retreats / team-building getaways in nature, upscale coliving, a shared senior residence, or an exceptional family home.

1. The Main House (266 sqm living area / 372 sqm total floor area – 8 rooms)

Ground floor: Vast dual-aspect reception room with fireplace and an impressive 3.45 m ceiling height, large light-filled conservatory opening onto the grounds, separate kitchen, vaulted wine cellar, laundry room, boiler room, and guest WC.

1st floor: Primary suite with an en-suite bathroom (bathtub and shower), two additional bedrooms each with private en-suite shower rooms, landing with storage, and separate WC.

2nd floor: Three additional character bedrooms under the eaves, shower room, and separate WC.

2. Independent Accommodations & Immediate Rental Income (€31,200 / year)

Guest house (65 sqm): Self-contained home featuring a cozy living room with fireplace and kitchen on the ground floor; upstairs, a large bedroom with private balcony, bathroom, and WC. Ideal for a private rental, executive suite, or VIP hospitality.

Active rental portfolio: Three independent units (70 sqm, 63 sqm, and a 35 sqm studio) currently rented and generating €31,200 in gross annual income, providing solid cash flow or future potential for expanded hospitality/residential operations.

3. Outbuildings: Outstanding Development Potential
In addition to the living areas, the property features a full set of outbuildings ready for new concepts:

Workshop & Stall/Box: Ideal for meeting/seminar rooms, creative studios, a wellness/spa area, or horse stalls

and equipment storage.

Carport & Enclosed Garage: Covered parking capacity, an essential asset for welcoming groups, clients, or staff.

Woodshed & Additional Cellar: Practical, functional back-of-house storage spaces.

4. The Grounds & Outdoor Amenities
The landscaped, fully enclosed, and wooded grounds of approximately 5,000 sqm feature a swimming pool set in greenery and a large Burgundy stone terrace designed for corporate cocktails, private events, or quiet relaxation in complete privacy.

Financial & Technical Details

Asking price (agency fees included): €1,250,000

Energy Performance Certificate (DPE): Class F | GHG (GES): Class F

(Estimated average annual energy costs for standard use: between €5,670 and €7,reference prices)

Access & Transport: Us train station within walking distance (direct train to Paris Saint-Lazare) – Quick access to the A15 highway toward Cergy-Pontoise and Paris.

Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	Castle	Area:	500.0 m²	Property tax:	€5.00
Number of rooms:	8 rooms	Number of bedrooms:	6 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): F 274

Greenhouse gas emissions (GHG) index: F 77

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