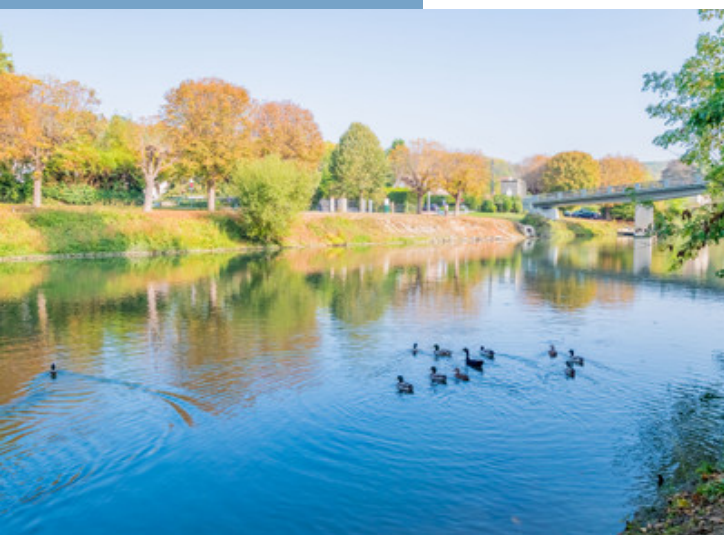




## YVELINES 19TH CENTURY RENOVATED HUNTING LODGE, 500SQM, LARGE RECEPTION ROOMS, 6 BEDROOMS, OWN SEINE MOORING



YVELINES 19TH CENTURY  
RENOVATED HUNTING  
LODGE, 500SQM, LARGE  
RECEPTION ROOMS, 6  
BEDROOMS, OWN SEINE ...



PROPERTY FACT FILE	
REFERENCE	A25663BTX78
PRICE	€ 1,295,000 £ 1,109,621* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	6
ACCOMMODATION	500 m <sup>2</sup>
LAND	2600 m <sup>2</sup>
TOWN	Vaux-sur-Seine
DEPARTMENT	Yvelines
LOCATION	0-2KM to amenities
TYPE	Maison familiale
CONDITION	Good condition
FEATURES	Private parking, Character property, Detached
*Price based on current exchange rate which is subject to change	



- House with character on a private island
- Easy access to La Défense and Paris St Lazare
- Private pontoon, ideal for rowers
- Close to the Vexin natural regional parc
- Close to Chateau de la chouette's golf course

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Yvelines – Between Villennes (78670) and Evrecquemont (78740) and its future fast train (RER E) to Paris in 30' (42 kms) - VIDEO available - XIX century perfectly renovated hunting lodge with 500sqm and large reception rooms to entertain on the ground floor alongside a spacious dining room and a large fully equipped modern kitchen, on a private

## DESCRIPTIF

The recent decoration of this 500 m2 building reminds one of a beautiful Provencal farmhouse in St Rémy. Quiet and in the middle of greenery in a private complex with guard, camera and barrier. Ground floor:

A large entrance hall leads to 2 beautiful lounges (parquet floor, fireplace) and the large dining room with its period tiling. With a height of 3.5 metres and exposed beams, the reception areas are very bright and provide access to the 2,600 m2 parkland which extends down to the Seine, and its bank with a private pontoon, for water sports activities (rowing, sailing, etc.).

The house has never suffered any damage due to its elevated position, even during the exceptional floods of the last century.

A beautiful, modern and spacious fully equipped kitchen with central island and a back kitchen complete this level. You will also find a toilet and a laundry room.

The night area is accessed by a majestic staircase which leads to : a master suite of 70 m2 with dressing room, bathroom, shower room and study.

Five large bedrooms with bathroom or shower, respectively :

- Bedroom 1: 29.33 m2
- Bedroom 2: 20.10 m2
- Bedroom 3: 19.36 m2
- Bedroom 4: 16.90 m2
- Bedroom 5: 12.94 m2

Two play areas and TV.

Above the bedrooms, accessible and well insulated attic space can be converted.

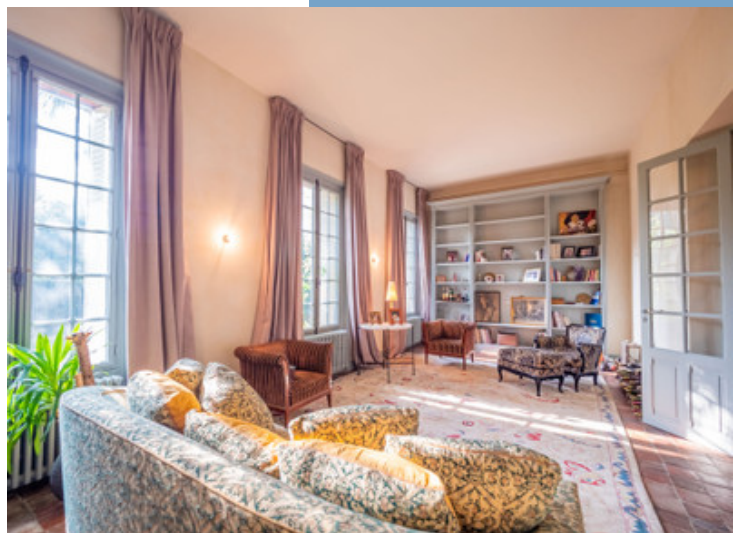
Schooling : Schools at 900 M. Notre Dame des Oiseaux (7 kms), Lycée International de St Germain (16 kms).

Trains to Paris St Lazare, La Défense, Pontoise and in 4 years the extension of the RER E which

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25663BTX78>

COMPLETE FILE AND PHOTO ON REQUEST



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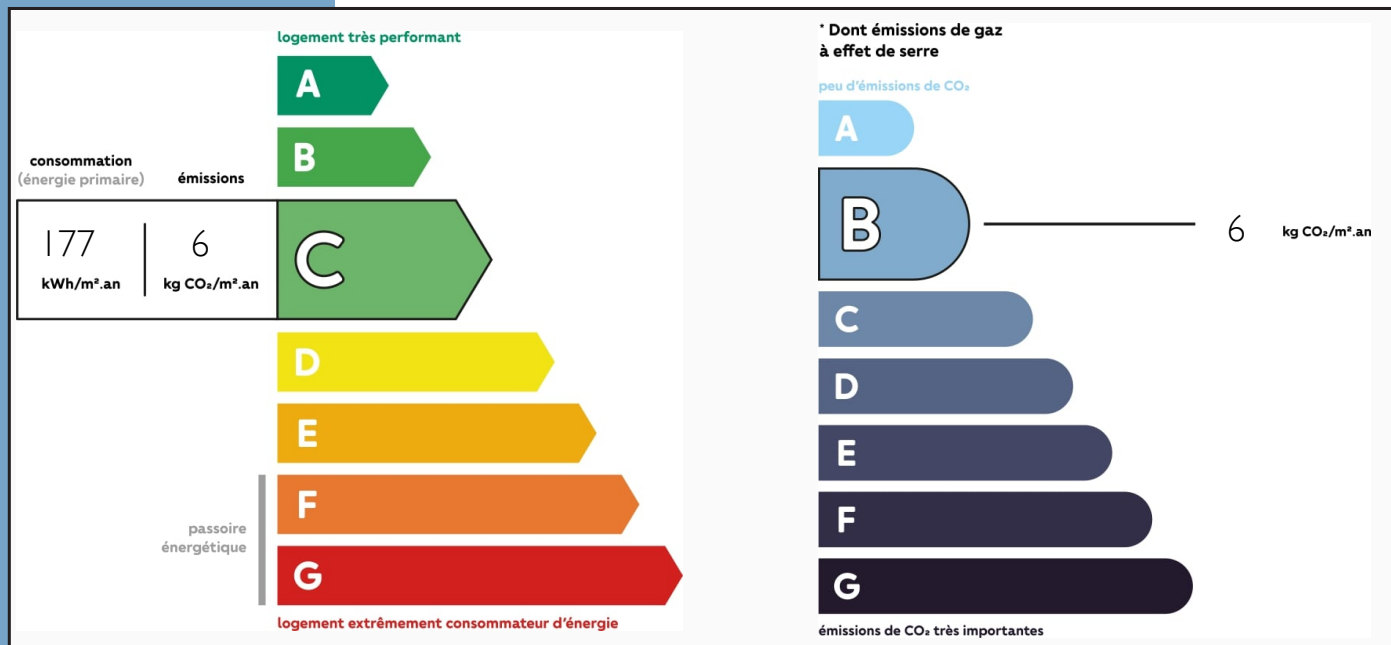


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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



## NOTICE

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A25663BTX78  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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