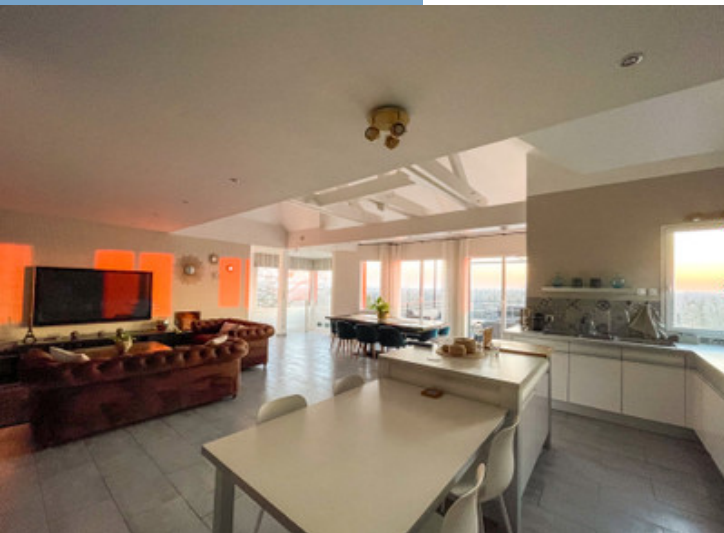




## 4 BEDROOM ARCHITECTS HOUSE WITH VIEWS OF PARIS AND THE SEINE FOR SALE AT 95220 HERBLAY-SUR-SEINE

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4 BEDROOM ARCHITECTS  
HOUSE WITH VIEWS OF  
PARIS AND THE SEINE FOR  
SALE AT 95220  
HERBLAY-SUR-SEINE...



PROPERTY FACT FILE	
REFERENCE	A26347EHO95
PRICE	€ 1,425,000 £ 1,179,330* *agency fees included: 4 % TTC to be paid by the buyer (1 366 035 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	262 m <sup>2</sup>
LAND	820 m <sup>2</sup>
TOWN	Herblay-sur-Seine
DEPARTMENT	Val_d_Oise
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Mains Drains, High speed internet, Detached
*Price based on current exchange rate which is subject to change	



- South facing balcony 30m<sup>2</sup> with view of the Seine
- Magnificent living room of 71m<sup>2</sup> with terrace
- 22 minutes by train from Herblay station to Paris
- Calm and secure residential area not overlooked
- Comfort and convenience of modern design

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On the south facing hillside overlooking the Île d'Herblay this architect's house features an elevated balcony and a terrace that overlook the river Seine, with breath-taking views from sunrise to sunset.

Ground floor: entrance with cupboard, open plan living room/dining

## DESCRIPTIF

With its superb raised balcony 30m<sup>2</sup> and terrace 58m<sup>2</sup> overlooking the river Seine that curves away to the east and west this house is a must for anyone who appreciates a spectacular view.

Whether you enjoy taking breakfast while watching the sunrise over the Paris skyline or like to relax with an aperitif while watching the sun go down over the Seine the elevated terrace provides the ideal vantage point.

The house has been completely redesigned and rebuilt by architects who have succeeded in optimising the impact of the extraordinary south facing view. They have created a modern living space that responds to the need for a large living area that's ideal for entertaining with open access to exceptional outside living areas including a summer kitchen on the terrace.

Accommodation is arranged as follows:

GROUND FLOOR: Entrance with cupboard leading to an open plan Lounge / Dining room / Kitchen (71.38m<sup>2</sup>) with cathedral ceiling and French doors giving access to an elevated terrace with outdoor kitchen; WC1 (1.96m<sup>2</sup>). Corridor (9m<sup>2</sup>) leading to 2 bedrooms (14.75m<sup>2</sup> and 14.68m<sup>2</sup>) a bathroom with bath, walk in Italian shower and 2 separate wash basins with storage (7.88m<sup>2</sup>); Utility room (9.46m<sup>2</sup>); Cinema room (25.7m<sup>2</sup>); wine cellar 2.25m<sup>2</sup>).

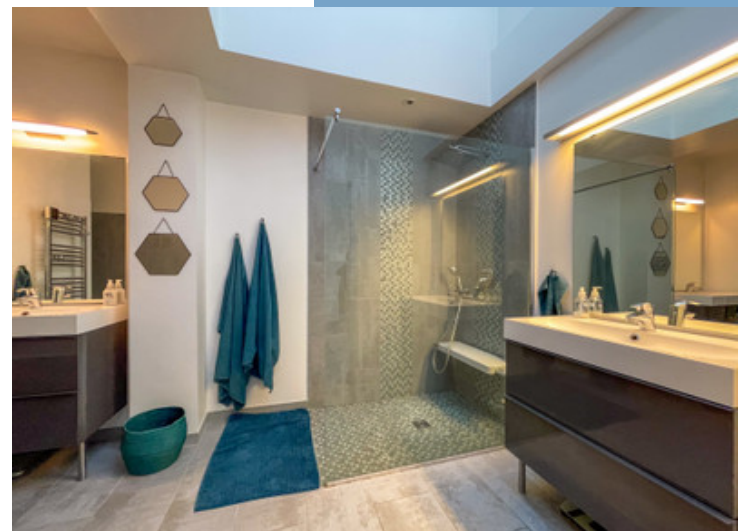
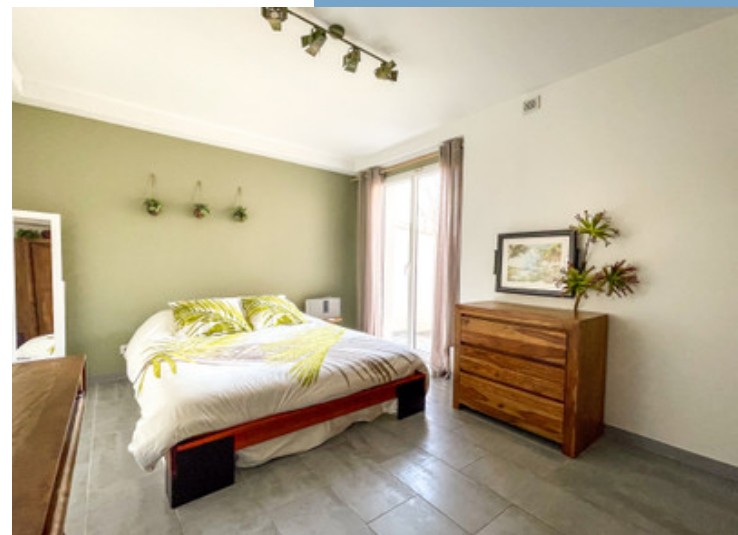
FIRST FLOOR: From the entrance, a staircase leads up to an office on a mezzanine floor (14.16m<sup>2</sup>); a master bedroom (17.55m<sup>2</sup>) with dressing room (3.52); bathroom with bath, double wash basins and walk in Italian shower (8.22m<sup>2</sup>).

GARDEN LEVEL: A s

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<https://leggettprestige.com/luxury-property-for-sale/view/A26347EHO95>

COMPLETE FILE AND PHOTO ON REQUEST



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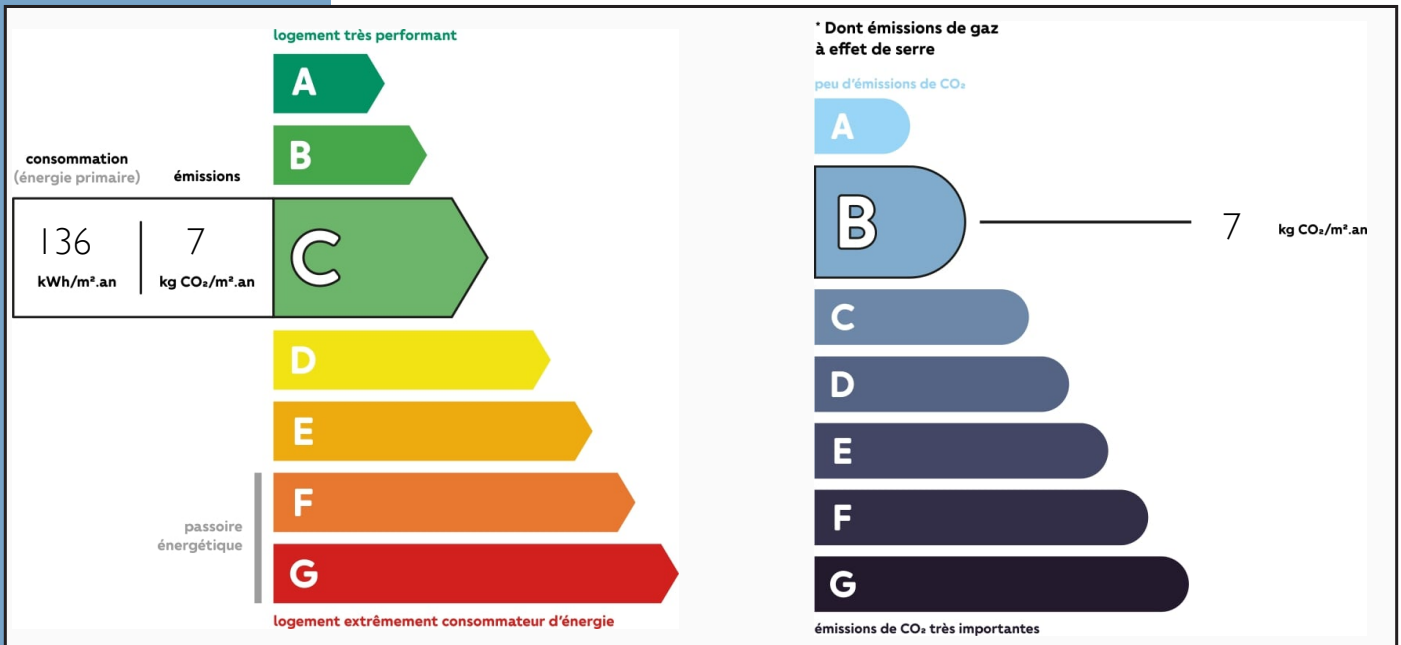
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HOUSE WITH VIEWS OF PARIS  
AND THE SEINE FOR SALE AT  
95220 HERBLAY-SUR-SEINE...

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

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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AND PHOTOS  
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