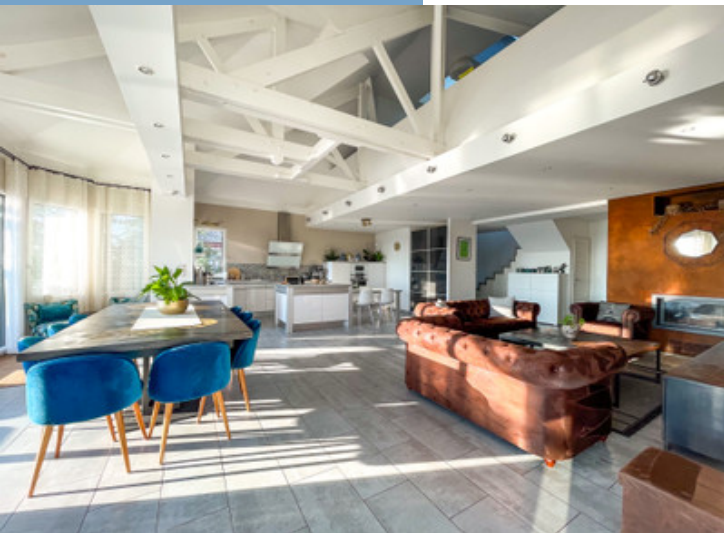




## 4 BEDROOM ARCHITECTS HOUSE WITH VIEWS OF PARIS AND THE SEINE FOR SALE AT 95220 HERBLAY-SUR-SEINE



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



PROPERTY FACT FILE	
REFERENCE	A26347EHO95
PRICE	€ 1,450,000 £ 1,228,948* <small>*agency fees included: 4 % TTC to be paid by the buyer (1 390 000 EUR hors honoraires)</small>
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, Walking distance to shops, High speed internet
<small>*Price based on current exchange rate which is subject to change</small>	



- 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

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

Ref : A26347EHO95

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>).

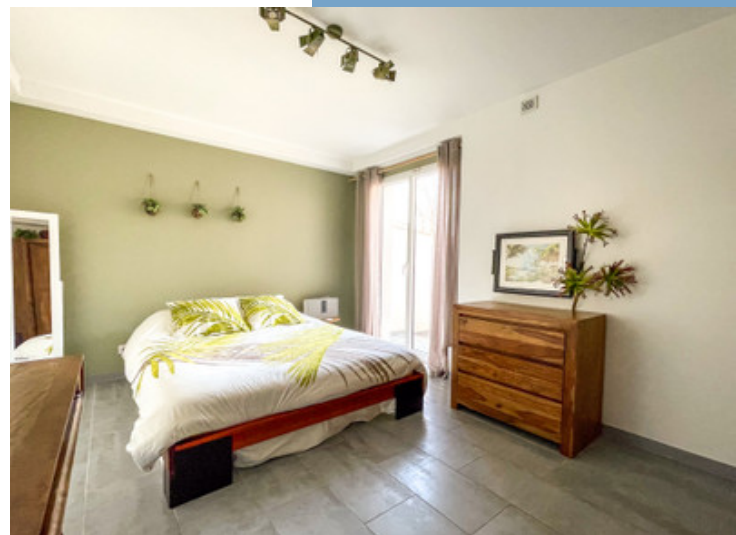
FIRST FLOOR: From the entrance, a staircase leads up to an office on a mezzanine floor (14.16m<sup>2</sup>); a master bedroom (17.55m<sup>2</sup>) with dressing room (3.52); bathroom with bath, double wash basins and walk in Italian shower (8.22m<sup>2</sup>).

GARDEN LEVEL: A s

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

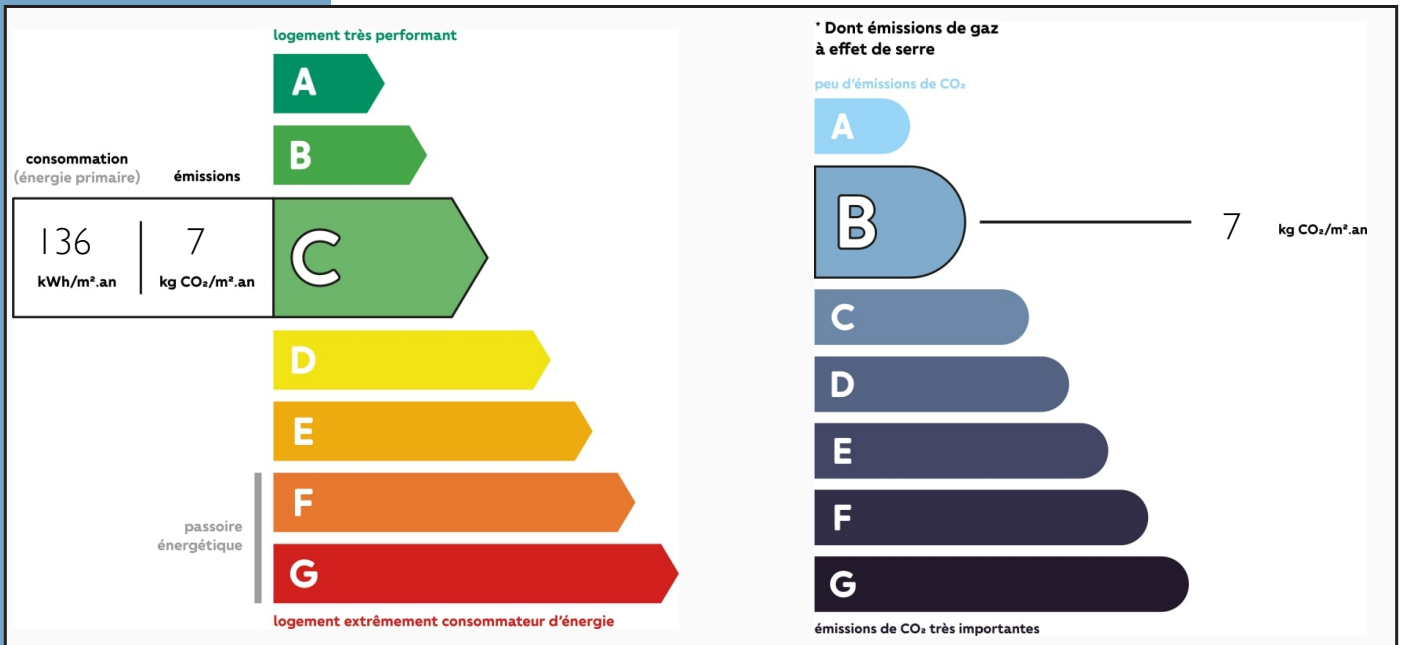
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

4 BEDROOM ARCHITECTS  
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/>

Ref : A26347EHO95

## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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 :A26347EHO95  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)