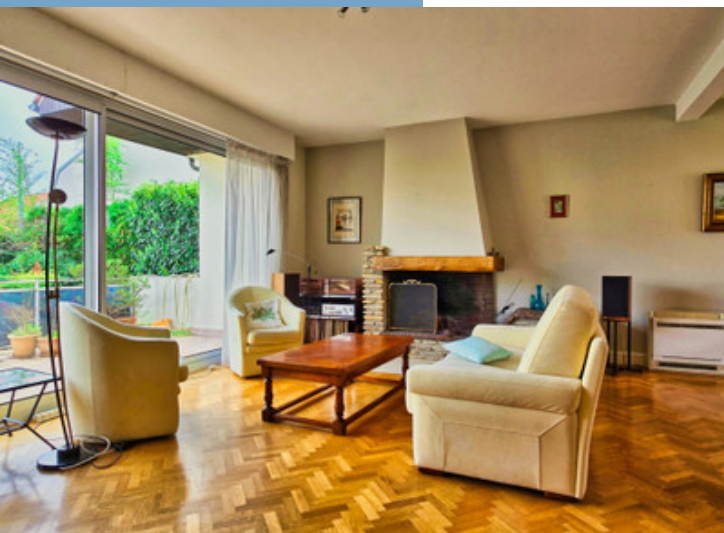


## BEAUTIFUL 5 BEDROOM HOUSE IN CROISSY SUR SEINE: IDEAL LOCATION, BRIGHT SPACES AND MODERN COMFORT

BEAUTIFUL 5 BEDROOM  
HOUSE IN CROISSY SUR  
SEINE: IDEAL LOCATION,  
BRIGHT SPACES AND  
MODERN COMFORT...



PROPERTY FACT FILE	
REFERENCE	A27776BTX78
PRICE	€ 1,328,000 £ 1,104,962* <small>*agency fees included: 5 % TTC to be paid by the buyer (1 264 762 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	207 m <sup>2</sup>
LAND	700 m <sup>2</sup>
TOWN	Croissy-sur-Seine
DEPARTMENT	Yvelines
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	Good condition
FEATURES	Garage, Detached, Fiber optic
<small>*Price based on current exchange rate which is subject to change</small>	



- Quiet, sought-after location near Le Vesinet
- House in excellent condition, 700 m<sup>2</sup> garden
- Beautiful reception area with fireplace, 3 terraces
- Total basement of 100m<sup>2</sup> with 2-car garage
- Close to schools and shops. Chatou-Croissy RER

BEAUTIFUL 5 BEDROOM  
HOUSE IN CROISSY SUR  
SEINE: IDEAL LOCATION,  
BRIGHT SPACES AND  
MODERN COMFORT...

Ref : A27776BTX78

Welcome to this magnificent 5 bedroom house in Croissy sur Seine (78290), nestled in a sought-after residential area a stone's throw from schools, colleges and the popular banks of the Seine, Le Vésinet, Chatou and the RER A to Paris and La Défense. This detached property of 180 m<sup>2</sup> (207 m<sup>2</sup> at ground level) plus full basement with

## DESCRIPTIF

..\*\*Beautiful House in Croissy sur Seine: Ideal Location, Bright Spaces and Modern Comfort\*\*

Welcome to this stunning house located in Croissy sur Seine (78290) near Le Vésinet and Chatou, nestled in a sought-after residential area, just steps away from schools including The British School of Paris and the beloved banks of the Seine. This detached property, set on a spacious 700 sqm plot, offers a unique living environment, blending modern comfort with Aircon with timeless charm. A rare opportunity awaits you on the market. Contact us today to arrange a viewing!

**\*\*Ideal Location:\*\***

- In Croissy sur Seine, near Le Vésinet, this house offers a privileged quiet living environment.
- A stone's throw from the banks of the Seine, perfect for family walks and bike rides.
- Close proximity to all amenities and local shops for convenient daily living.
- Easy access to the RER for quick connections to La Défense and Paris.

**\*\*Key Features:\*\***

- Built in 1973, this house is in excellent condition, spread over three levels, with a full basement and a garage for two cars.
- Total surface area of approximately 100 sqm per level with three terraces.
- Regular maintenance work carried out, including a new roof ten years ago and window replacements in 2020.
- High-quality energy rating: Class C for energy efficiency, Class A for greenhouse gas emissions.
- Energy costs are controlled thanks to good insulation and a heat pump providing heating and air conditioning throughout the house.
- A

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27776BTX78>

COMPLETE FILE AND PHOTO ON REQUEST

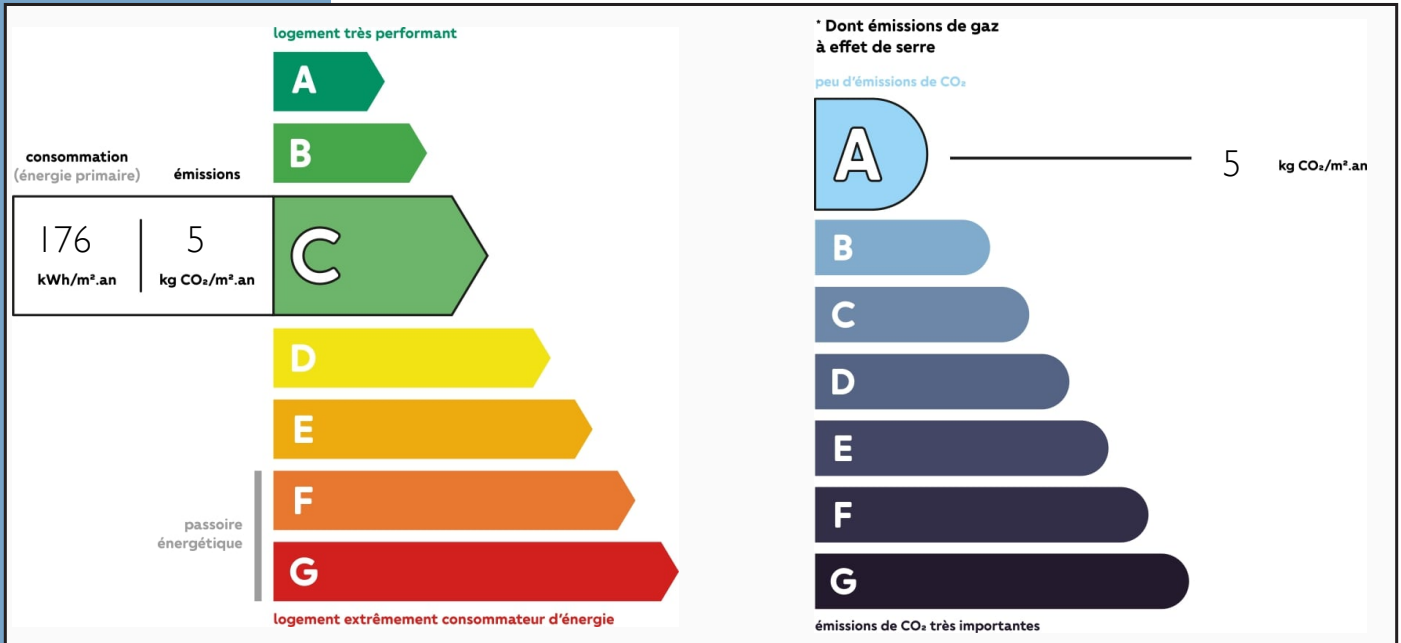


BEAUTIFUL 5 BEDROOM  
HOUSE IN CROISSY SUR SEINE  
IDEAL LOCATION, BRIGHT  
SPACES AND MODERN  
COMFORT...

Ref : A27776BTX78

## 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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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 :A27776BTX78  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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