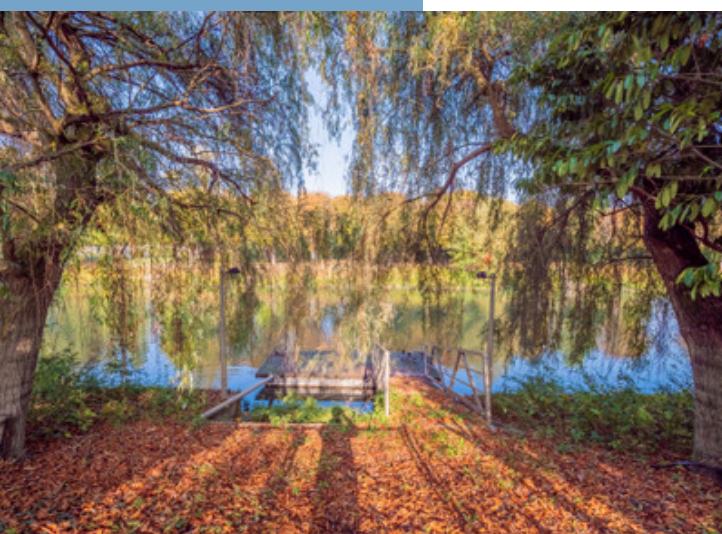
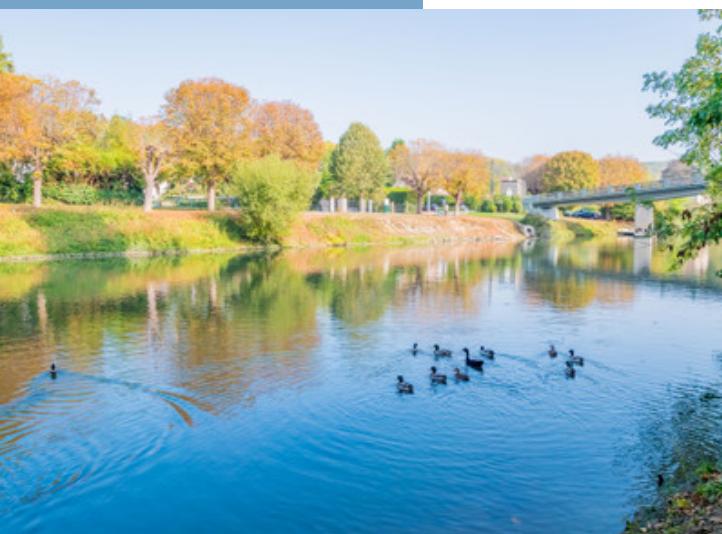




YVELINES - 19TH CENTURY HUNTING LODGE,  
345SQM, LARGE RECEPTION ROOM, 6  
BEDROOMS, OWN SEINE MOORING.

YVELINES - 19TH CENTURY  
HUNTING LODGE,  
345SQM, LARGE  
RECEPTION ROOM, 6  
BEDROOMS, OWN SEINE  
MOORING ...



## PROPERTY FACT FILE

REFERENCE	A42823BTX78
PRICE	€ 1,250,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	6
ACCOMMODATION	345 m <sup>2</sup>
LAND	2600 m <sup>2</sup>
TOWN	Vaux-sur-Seine
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Country House, Family Home
CONDITION	Habitable
FEATURES	Other Drainage, River Frontage, Private parking

\*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
- Close to Chateau de la chouette's golf course
- Close to the Vexin natural regional parc
- 

YVELINES - 19TH  
CENTURY HUNTING  
LODGE, 345SQM, LARGE  
RECEPTION ROOM, 6  
BEDROOMS, OWN SEINE  
MOORING. ...

Ref : A42823BTX78

Sole Agency - Yvelines - Between Villennes (78670) and Evecquemont (78740) and the future RER E - 19th-century residence located on a private, guarded island on the banks of the Seine with a private jetty. 10 rooms. 6 bedrooms. 6 bathrooms. Large reception rooms. High-end kitchen and utility room. 70m<sup>2</sup> master suite. Parquet

## DESCRIPTION

The recent decoration of this 345 m<sup>2</sup> 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 m<sup>2</sup> 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 70 m<sup>2</sup> master suite with dressing room, bathroom, shower room and study.

- Five large bedrooms with bathroom or shower, respectively :

Bedroom 1: 29.33 m<sup>2</sup>

Bedroom 2: 20.10 m<sup>2</sup>

Bedroom 3: 19.36 m<sup>2</sup>

Bedroom 4: 16.90 m<sup>2</sup>

Bedroom 5: 12.94 m<sup>2</sup>

- 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 km), Lycée International de St Germain (16 km).

° Trains to Paris St Laz...

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A42823BTX78>

COMPLETE FILE AND PHOTO ON REQUEST

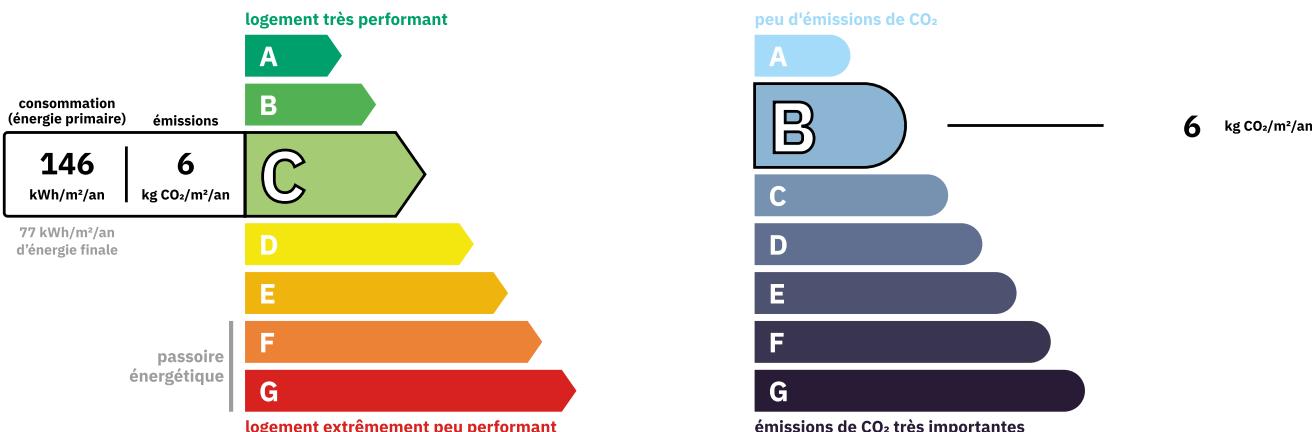


YVELINES - 19TH CENTURY  
HUNTING LODGE, 345SQM,  
LARGE RECEPTION ROOM, 6  
BEDROOMS, OWN SEINE  
MOORING. ...

Ref : A42823BTX78

## ENERGIE-DPE

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



Property **Moderately efficient**

Estimated annual energy costs  
between 4750 € and 6460€ for 2021

## NOTICE

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

I: 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 :A42823BTX78

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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