LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

CHATOU – EXCEPTIONAL ARCHITECT-DESIGNED PROPERTY WITH INDOOR POOL, GARDEN AND PANORAMIC VIEWS OVER PARIS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A45314VID78
PRICE	€ 1,850,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	1
ACCOMMODATION	260 m²
LAND	525 m²
TOWN	Chatou
DEPARTMENT	
LOCATION	Town property
TYPE	Villa
CONDITION	
FEATURES	Swimming Pool, Garage, Sauna

*Price based on current exchange rate which is subject to change

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- Architecture conceived as a work of art
- An indoor pool opening onto the garden
- Paris and La Défense on the horizon
- Generous spaces filled with natural light
- A green haven on the doorstep of Paris

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Located in the Yvelines, just a few kilometres west of Paris, Chatou offers a highly desirable lifestyle combining elegant residential surroundings, greenery and easy access to the French capital. Set along the River Seine, the town is particularly renowned for the Île des Impressionnistes, an iconic location that inspired numerous celebrated

DESCRIPTION

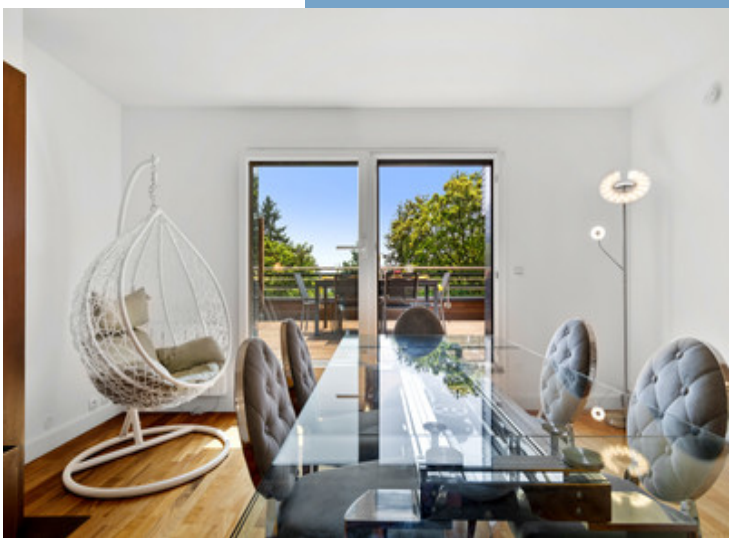
LEGGETT Immobilier presents this spectacular contemporary home, combining striking architecture, light-filled interiors and amenities rarely found together in a family property. Offering approximately 260 m² of living space, it provides a truly distinctive lifestyle in Chatou.

Arranged over three floors and maintained in immaculate condition, the house has been designed to deliver maximum comfort while keeping energy consumption under control. Home automation, a heated indoor swimming pool, sauna, reversible air conditioning, Canadian well, BBC-standard insulation and a landscaped garden with automatic irrigation form an exceptionally comprehensive package.

From the entrance hall, fitted with built-in cupboards, the property reveals a contemporary interior where natural light and open perspectives take centre stage. The fully fitted and equipped Pérène kitchen connects to a welcoming dining room with an inset fireplace. This area opens onto a first wooden terrace with a covered barbecue space, ideal for outdoor dining and entertaining.

The impressive 74 m² living room forms the heart of the house. Its generous proportions, large windows and Stûv pellet stove create a bright and comfortable living environment, with a seamless connection to the terraces and garden.

The property offers four bedrooms, including a principal suite with a private balcony and walk-in dressing room. A bathroom, a separate shower room, a utility room and more than 14 m² of additional storage ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45314VID78

COMPLETE FILE AND PHOTO ON REQUEST

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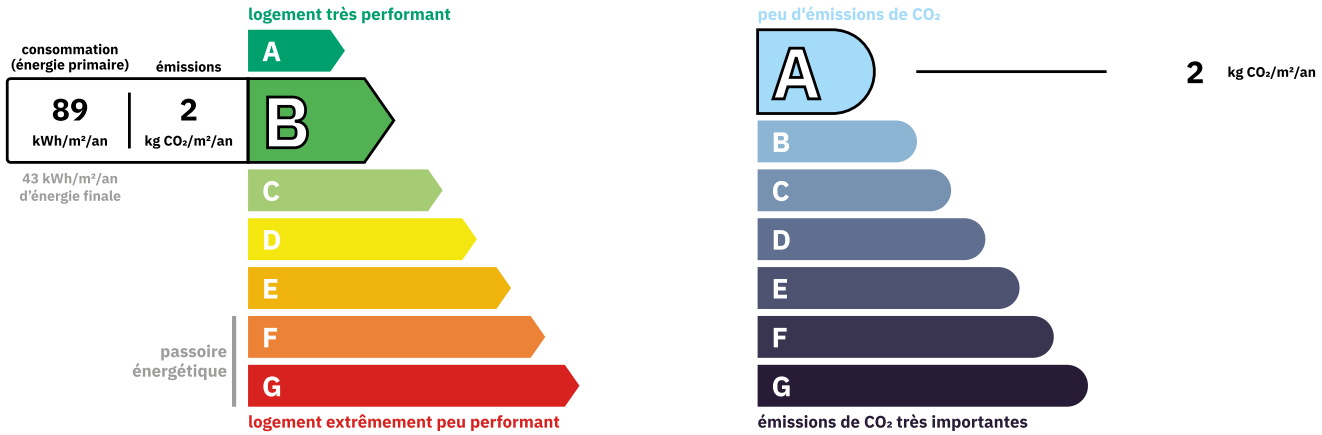
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1350 € and 1900€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A45314VID78
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