

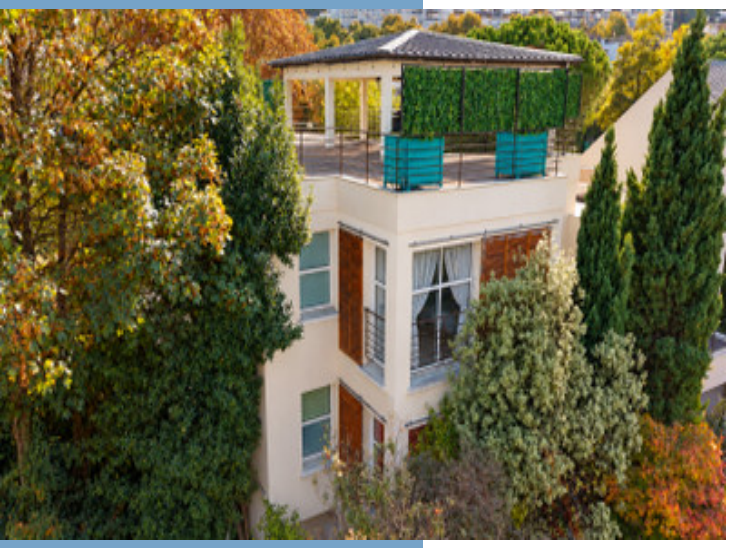
ARCHITECT-DESIGNED HOUSE ON THE SEINE, PRIVATE DOCK AND SWIM SPA, NEAR PARIS — 450 M² OF INTERIOR SPACE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A48121DAB92
PRICE	€ 3,200,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	5
ACCOMMODATION	451 m²
LAND	575 m²
TOWN	Issy-les-Moulineaux
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Outside hot tub

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





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- Seine riverside setting with private dock
- 157 m² rooftop terrace with hot tub
- Apartment with its own entrance
- 165 m² fitted-out basement with separate access
- Indoor swim spa with counter-current swimming

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On the doorstep of Paris, in the peaceful Île Saint-Germain, this architect-designed home sits on a 575 m² plot with private access to the Seine and its own pontoon. Spacious interiors overlooking greenery, multi-level terraces, an indoor counter-current swimming pool, and a rooftop terrace with spa and distant Eiffel Tower views



DESCRIPTION

To explore the property's spaces and layout, view the floor plans, drone video and virtual tour of the interiors, garden and terraces.

NEIGHBOURHOOD HIGHLIGHTS

On Paris's doorstep, Île Saint-Germain offers a peaceful residential atmosphere away from the capital's hustle and bustle. The Seine, leafy surroundings and departmental park provide an attractive setting for walks and family life. A neighbourhood for those seeking tranquillity while retaining access to transport, shops and everyday amenities.



FLOOR AREAS AND LAYOUT

Set on a 575 m² plot, the property offers 450.91 m² of interior space, comprising 285.66 m² of habitable accommodation and a 165.25 m² basement, excluding the garage, terraces and balconies.

The habitable accommodation includes four bedrooms and four bathrooms or shower rooms, including those in the independent apartment. An additional shower room with WC is located in the basement.

Ground floor
- Living room, dining room and open-plan kitchen: 122.47 m²
- Bedroom: 14.49 m²
- Bathroom: 6.38 m²
- Dressing room: 7.71 m²
- Hallway: 3.07 m²
- Separate WC: 1.63 m²

Intermediate level — Independent apartment
- Living room: 19.63 m², labelled "office" in the diagnostic report
- Bedroom: 7.81 m²
- Shower room: 4.69 m²

Private entrance via an exterior staircase and internal access from the main house.



First floor

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48121DAB92

COMPLETE FILE AND PHOTO ON REQUEST

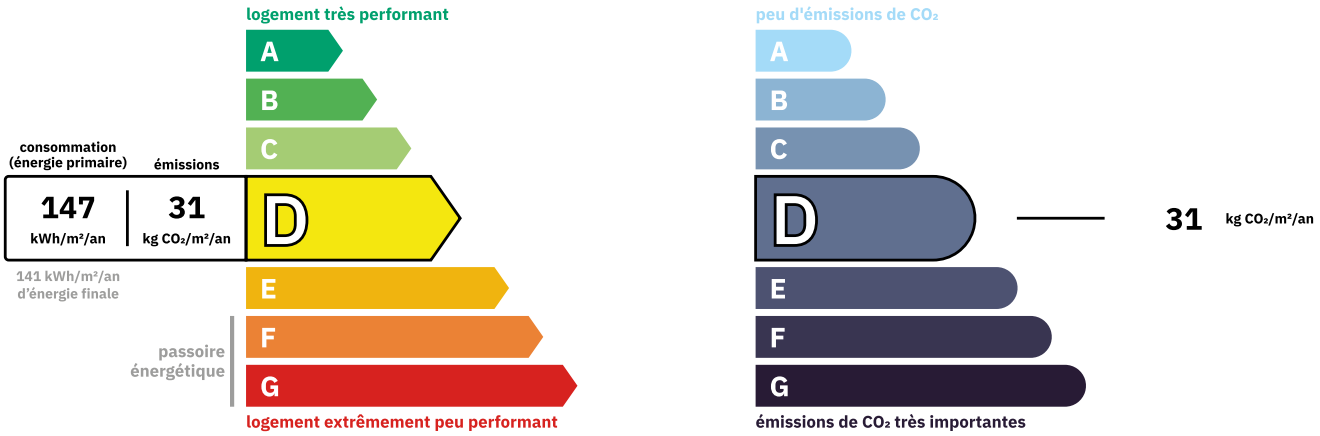
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2630 € and 3620€ 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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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