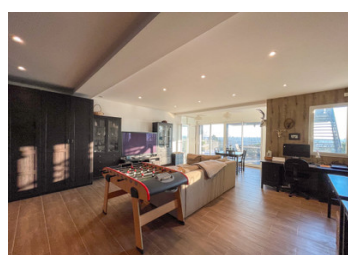
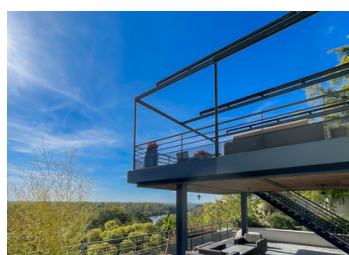
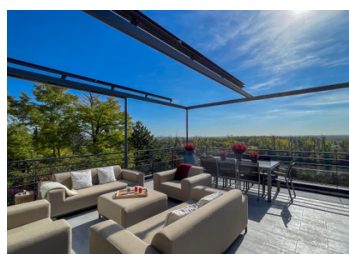


## 4 bedroom architects house with views of Paris and The Seine for sale at 95220 Herblay-sur-Seine



## INFORMATION

Town:	Herblay-sur-Seine
Department:	Val-d'Oise
Bed:	4
Bath:	3
Floor:	262 m <sup>2</sup>
Plot Size:	820 m <sup>2</sup>

## IN BRIEF

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.

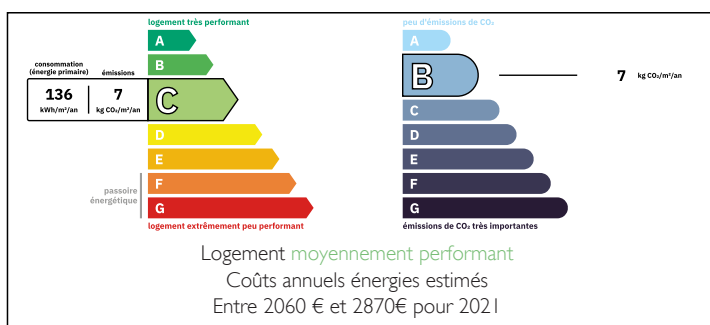
Ground floor: entrance with cupboard, open plan living room/dining room/kitchen (71m<sup>2</sup>) with French doors giving access to a balcony with summer kitchen and barbeque. There are also 2 bedrooms, a bathroom, 2 WCs, corridor, boiler room and a cinema room.

First floor: mezzanine office area, master bedroom with dressing room and bathroom.

At garden level: A 4th bedroom with independent access, shower room, WC and a games room/office of 41m<sup>2</sup>.

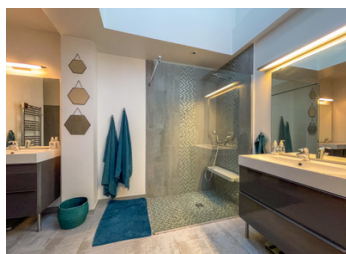
The house is double glazed with automatic shutters, a built-in sound system and RJ45 LAN cables in every room. The house has a reversible heat pump with underfloor heating and air conditioning with gas central heating back-up. Garage for 3 cars...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

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 staircase leads down to a landing (2.57m<sup>2</sup>);...

## LOCAL TAXES

**Taxe foncière: 3313 EUR**

**Taxe habitation: EUR**

## NOTES