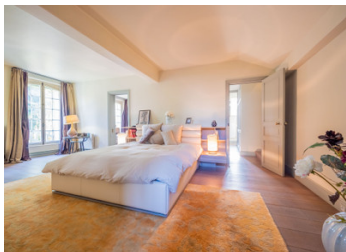


Yvelines 19th Century renovated hunting Lodge, 500sqm, large reception rooms, 6 bedrooms, own Seine mooring



INFORMATION

Town:	Vaux-sur-Seine
Department:	Yvelines
Bed:	6
Bath:	6
Floor:	500 m2
Plot Size:	2600 m2

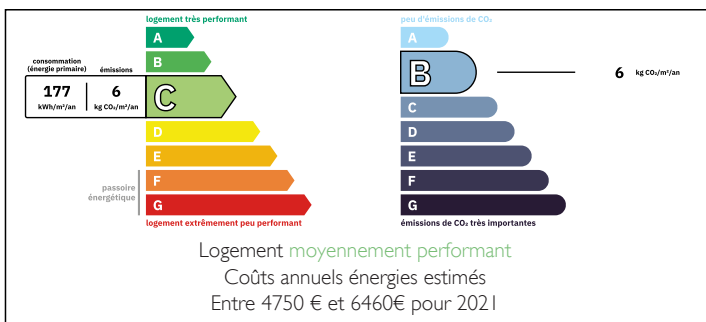


IN BRIEF

Yvelines – Between Villennes (78670) and Evécquemont (78740) and its future fast train (RER E) to Paris in 30' (42 kms) - VIDEO available - XIX century perfectly renovated hunting lodge with 500sqm and large reception rooms to entertain on the ground floor alongside a spacious dining room and a large fully equipped modern kitchen, on a private compound with restricted access, on the bank of the Seine with private mooring. 6 bedrooms. Cellar. Terrace overlooking a well-kept mature garden of ½ acre plus (2 600 sqm).

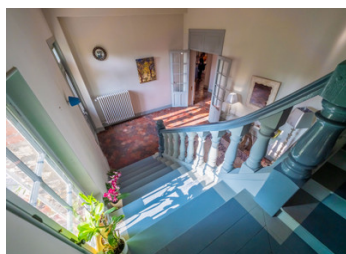
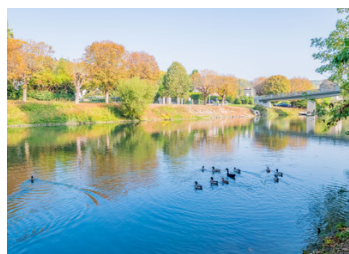
Vaux-sur-Seine is a commune in the Yvelines department in the Île-de-France region of France. It is located along the Seine River, in the close and affluent agglomeration of Paris. It is part of the Greater Paris area. The town belongs to the French Vexin regional nature park. The commune is served by...

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.



LOCAL TAXES

Taxe foncière: 6500 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The recent decoration of this 500 m2 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 m2 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 master suite of 70 m2 with dressing room, bathroom, shower room and study.

Five large bedrooms with bathroom or shower, respectively :

- Bedroom 1: 29.33 m2
- Bedroom 2: 20.10 m2
- Bedroom 3: 19.36 m2
- Bedroom 4: 16.90 m2
- Bedroom 5: 12.94 m2

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 kms), Lycée International de St Germain (16 kms).

Trains to Paris St Lazare, La Défense, Pontoise and in 4 years the extension...