

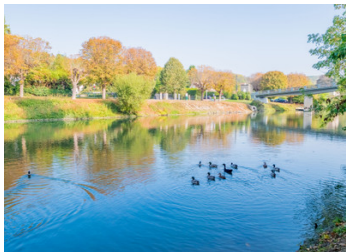
Yvelines - 19th century hunting Lodge, 345sqm, large reception room, 6 bedrooms, own Seine mooring.

EXCLUSIVE



## INFORMATION

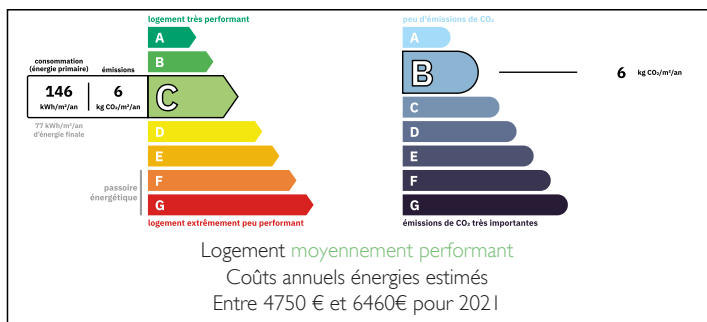
Town:	Vaux-sur-Seine
Department:	Yvelines
Bed:	6
Bath:	6
Floor:	345 m2
Plot Size:	2600 m2



## IN BRIEF

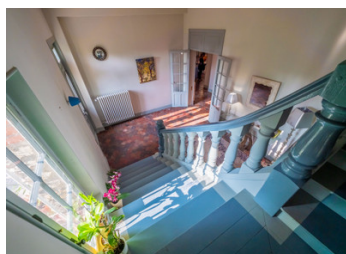
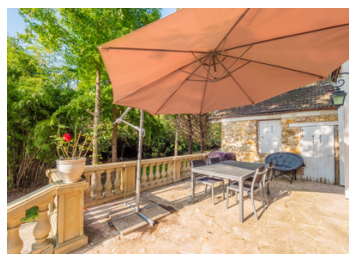
Sole Agency - Yvelines - Between Villennes (78670) and Evécquemont (78740) and the future RER E - 19th-century residence located on a private, guarded island on the banks of the Seine with a private jetty. 10 rooms. 6 bedrooms. 6 bathrooms. Large reception rooms. High-end kitchen and utility room. 70m<sup>2</sup> master suite. Parquet flooring, period tiles, mouldings and fireplaces lend this residence undeniable charm. Cellar. Terrace overlooking a 2,600m<sup>2</sup> landscaped park leading to the river.

## 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

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>

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## LOCAL TAXES

**Taxe foncière: 6500 EUR**

**Taxe habitation: EUR**

## NOTES