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Architect villa on a private island: swimming pool and pontoon on the...

Vaux Sur Seine , Yvelines , Paris Ile-de-France



€798,000

inc. of agency fees

4 Beds 1 Baths 119 sqm 0.09 ha

The Island of Vaux-sur-Seine is a true private and secure haven of peace which extends over 2 km. Access is by car via a bridge, reserved for residents and their guests with the presence of a resident...

At a Glance

Reference MFH-PARIS0910EY-cpy
Bed 4
Land 0.09 ha

Near to Vaux Sur Seine
Bath 1
Pool Yes

Price €798,000
Hab.Space 119 sqm
Land Tax N/A

Property Description

The Island of Vaux-sur-Seine is a true private and secure haven of peace which extends over 2 km. Access is by car via a bridge, reserved for residents and their guests with the presence of a resident caretaker. Dive into an unsuspected universe, where the magic of the Seine operates just 45 minutes from Paris! The architecture seduces with its style developed over 119sqm in a cocoon of nature of more than 900 sqm. The entrance is

magnificently highlighted by an elegant staircase which allows this villa to benefit from a view overlooking the garden, the swimming pool, and, above all, a breathtaking perspective of the river. The first impression is spectacular upon arrival in the house: the vast living room and its fireplace opens completely onto a terrace bathed in sunlight, constantly inviting you to admire the view. An independent kitchen completes this space, which is both functional and comfortable. The sleeping area, well separated from the living rooms, but still on the same level, includes a suite including a master bedroom, with Seine view, with its adjoining bathroom enjoying the pool view. Three additional bedrooms, sharing a bathroom, offer a comfortable space for family living. Outside, the eye is immediately captured by the magnificent view of the Seine then by the blue of the swimming pool meeting the green of nature. At the end of the garden, the large pontoon gives direct access to the Seine: boat, kayak, rowing, paddle or wake-board? All you have to do is choose your favorite water activity. A villa resolutely made to receive or accommodate a large family thirsting for beautiful spaces. Here, life is an invitation to escape and serenity. The residence offers a rare opportunity to live in a natural setting, with breathtaking landscapes, and a direct link with the Seine. An island life to the soothing rhythm of the Seine which invites you to vacation! Spaces on the ground floor (two garages, workshop, 34 sqm veranda) complete this property. The villa is equipped with a heat pump and reversible air conditioning units. Vaux sur Seine station (Gare Saint-Lazare in 40 minutes or 5 stations from the RER A Conflans-Fin d'Oise station) 1.6 km away. Access to the future RER Eole station (in 2024 - Access to La Défense in 5 stations) 17 minutes by car. Shops 5 minutes away. Access to the A13 and A14, 15 minutes by car. A15 access 20 minutes by car. 37 km from Porte Maillot. ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,720 and EUR2,380

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€798,000

Key Information

Year Built:	1960
Internal Area:	119 sqm
Land Area:	0.09 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Paris Ile-de-France



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