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## House on private island with architect-designed outbuilding, swimming...

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



**€790,000**

inc. of agency fees

4 Beds 1 Baths 160 sqm 0.2 ha

Located on a private island, accessible by car, in the small town of Vaux sur Seine, this 106 sqm house benefits from a pretty enclosed landscaped garden...

### At a Glance

Reference	MFH-PARIS6563-cpy	Near to	Vaux Sur Seine	Price	€790,000
Bed	4	Bath	1	Hab.Space	160 sqm
Land	0.2 ha	Pool	Yes	Land Tax	N/A

### Property Description

Located on a private island, accessible by car, in the small town of Vaux sur Seine, this 106 sqm house benefits from a pretty enclosed landscaped garden of 1956 sqm on the banks of the Seine with swimming pool and private pontoon. This charming house dating from the 80s was adorned in 2020 with a magnificent outbuilding connected by a footbridge and under which a bar has slipped to better enjoy joyful moments around the swimming pool. The main house, built on a full basement and garage, thus protecting it from floods, is composed of a recently renovated kitchen open to the dining room and the living room, both benefiting from a terrace and enjoying an elegant insert. A first bedroom with its bathroom completes the level. Upstairs, a large landing that can be used as an office or games room leads to two bedrooms on the right, one of which has a mezzanine. These two bedrooms share a bathroom with a marine spirit. To the left, a fourth bedroom is nestled under the attic of the house. The 30 sqm outbuilding, for its part, includes a bedroom under a cathedral roof overlooking the swimming pool, a dining kitchen and a bathroom. High up, a sleeping area that looks like a cabin will delight children. Annex offering the joy of being together while having independence, liberal office or rental income, the projections are multiple. Outside, between the house and the Seine, at the foot of the outbuilding, a magnificent swimming pool promises moments of conviviality, with the bar and the barbecue nearby, as well as the pool house with shower and WC. Heat pump installed in 2024. All that remains is to moor the boat and enjoy the many nautical activities! The Island of Vaux-sur-Seine is a true haven of peace which stretches over 2 km. Access is via a private and secure bridge, reserved for residents and their guests with the presence of a live-in guard. Vaux sur Seine station (Gare Saint-Lazare in 40 min or 5 stations from RER A Conflans Fin d'Oise station) 10 min. Access to the future RER Eole station (in 2024 - Access to La Défense in 5 stations) 15 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: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,110 and EUR1,570

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€790,000

Key Information

Year Built:	1986
Internal Area:	160 sqm
Land Area:	0.2 ha
Has a Garden	Yes
Swimming Pool?	Yes

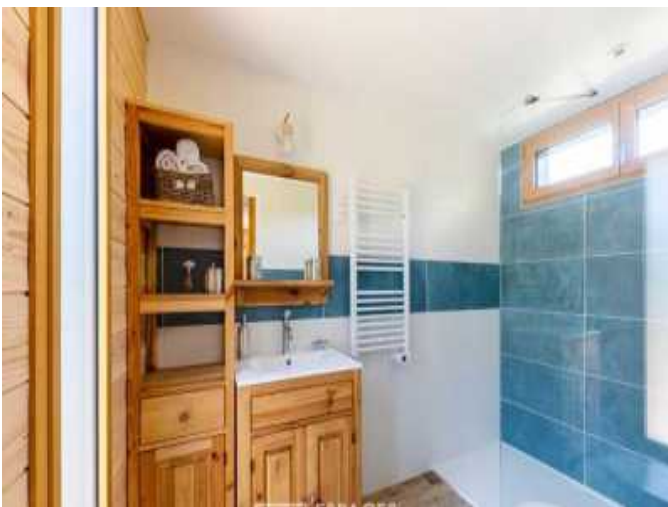
Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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