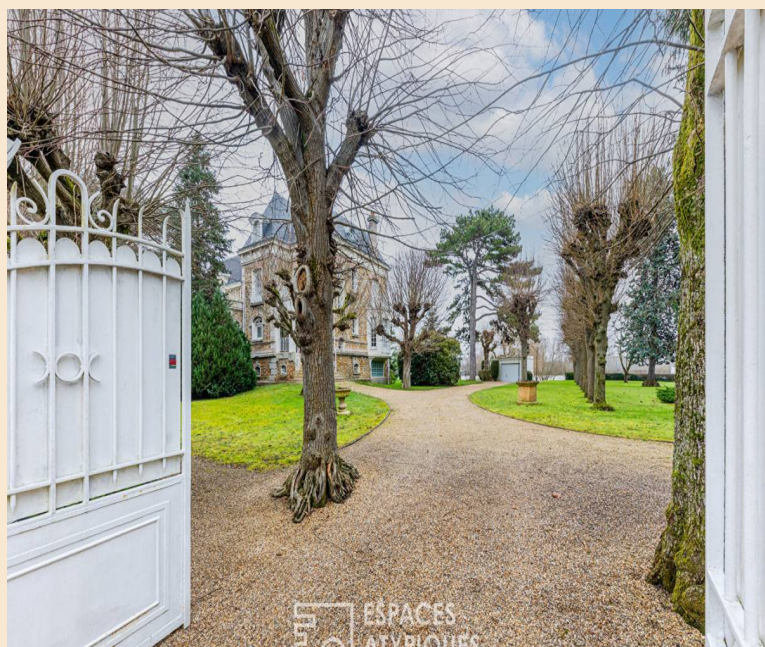


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Charming property with swimming pool and tennis on the island of Villennes...

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



€3,200,000

inc. of agency fees

8 Beds 3 Baths 577 sqm 0.9 ha

Located in the heart of the private and gated domain of the island of Villennes, this exceptional residence built in 1930 extends over 416 sqm of living...

At a Glance

Reference	MFH-PARIS9162-cpy	Near to	Villennes Sur Seine	Price	€3,200,000
Bed	8	Bath	3	Hab.Space	577 sqm
Land	0.9 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in the heart of the private and gated domain of the island of Villennes, this exceptional residence built in 1930 extends over 416 sqm of living space, completed by a 56 sqm caretaker's house. Built on a vast landscaped park of 8,957 sqm, the property benefits from a breathtaking view of the Seine, a private pontoon, a heated swimming pool and a clay tennis court. A rare opportunity just 25 minutes from Paris Saint-Lazare, with the future RER Eole line nearby. With its 4 levels, the main house stands out for its generous volumes and exceptional brightness. The 517 sqm of floor space houses a double living room with a period fireplace, a dining room opening onto a bow window area offering a panoramic view of the Seine, as well as eight bedrooms spread over the floors. The living spaces also include three bathrooms, three shower rooms, and a converted basement including a fitness room, a sauna and a shower room. The carefully maintained exteriors invite relaxation and conviviality. The wooded park is home to century-old species, offering a green setting without vis-à-vis. A few steps away, the Villennes-sur-Seine SNCF train station and the A13 and A14 accesses provide quick access to Paris, while shops and public services are nearby. Also a few minutes' walk away are the bus stops to connect to renowned schools, such as the Lycée International de Saint-Germain-en-Laye or Les Oiseaux in Verneuil sur Seine. Rated G for energy and climate, this property will appeal to lovers of unique homes looking for a peaceful and prestigious living environment. A unique address for lovers of nature and refinement. ENERGY CLASS: G/ CLIMATE CLASS: G. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 10,080 euros and 13,680 euros.

Summary

Property type:	House
Bedrooms:	8
Bathrooms	3
Price	€3,200,000

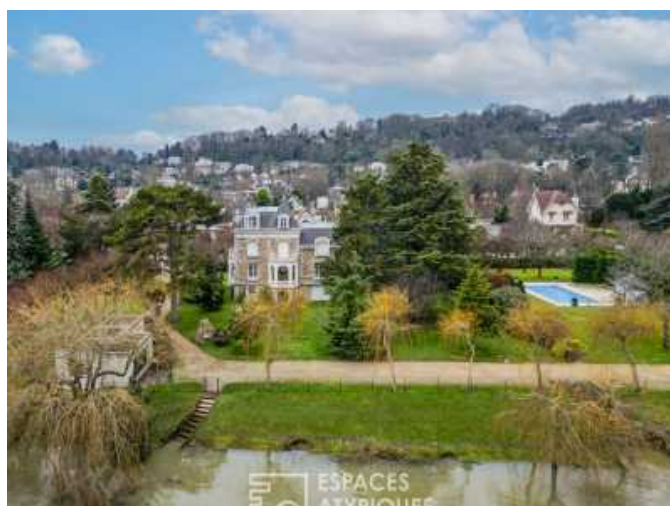
Key Information

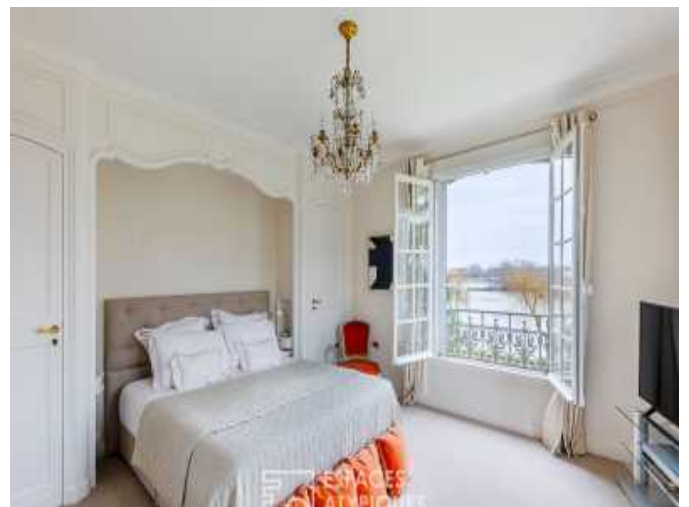
Year Built:	1930
Internal Area:	577 sqm
Land Area:	0.9 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Paris Ile-de-France



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S. and L. BROWN



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