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Californian-style architect-designed house on the banks of the Seine

Chatou , **Yvelines** , **Paris Ile-de-France**



€1,300,000

inc. of agency fees

5 Beds 2 Baths 243 sqm 0.13 ha

Located in a sought-after residential area of Chatou, this architect-designed house, built in 1995, offers 243 m² of living space on a 270 m² floor...

At a Glance

Reference MFH-PARIS10941

Bed 5

Land 0.13 ha

Near to Chatou

Bath 2

Pool No

Price €1,300,000

Hab.Space 243 sqm

Land Tax N/A

Property Description

Located in a sought-after residential area of ??Chatou, this architect-designed house, built in 1995, offers 243 m² of living space on a 270 m² floor area with a 717 m² garden.

On one level with a mezzanine, it offers unobstructed views of the banks of the Seine and the dam, and is distinguished by its generous proportions, contemporary lines, and through windows.

A private terrace, a separate workshop, and two parking spaces complete this property with its rare features.

This unique living space blends a Californian feel with residential comfort.

The entrance hall with a cloakroom opens onto a fully equipped kitchen under a glass roof, bathed in natural light. The 56 m² cathedral-style living room (air-conditioned), featuring a fireplace, boasts remarkably high ceilings and direct access to the terrace (southeast-facing and not overlooked).

The house comprises five bedrooms, including a master suite with a bathroom and shower, as well as an office. A second bathroom with a shower, a powder room, and a laundry room complete the layout.

An adjoining artist's studio (air-conditioned), with independent access, offers a potential sixth bedroom or creative space.

The fully enclosed garden, opposite the terrace, is an ideal place to relax and is a true extension of the house.

The property is located less than a 20-minute walk from the Chatou/Croissy RER A station, schools, and shops, while benefiting from direct access to the towpath.

This co-owned property (13 units with 3 owners, no pending proceedings) offers a unique living environment, combining architectural character, exceptional volumes, and a privileged natural setting.

ENERGY CLASS: E / CLIMATE CLASS: D

Estimated average annual expenditure based on average energy prices indexed for the years 2021, 2022, and 2023 (including subscriptions): between euros5,070 and euros6,910.

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RSAC No. - Versailles

Condominiums of 13 units (No proceedings in progress).

Annual expenses : 1300 euros.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€1,300,000

Key Information

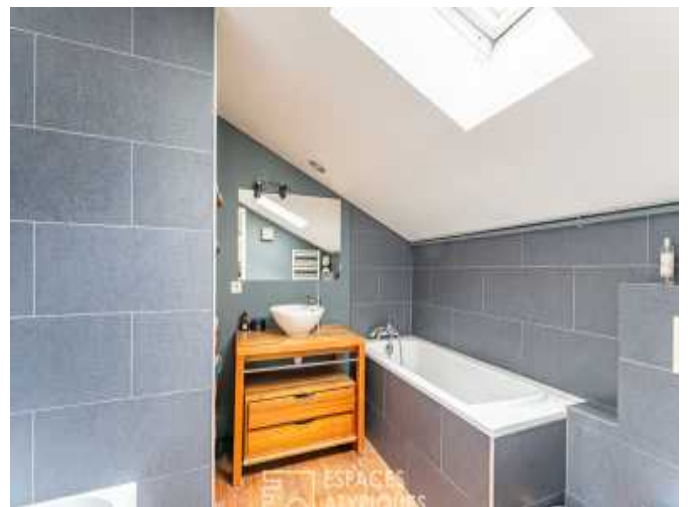
Internal Area:	243 sqm
Land Area:	0.13 ha

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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