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## Renovated family home on the Île de Vaux: the charms of the banks of the...

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



# €650,000

inc. of agency fees

6 Beds      145 sqm      0.15 ha

Discover this property located on the private and secure island of Vaux-sur-Seine, a true haven of peace just 37 km from Paris, accessible by car via...

### At a Glance

**Reference** MFH-PARIS12078

**Near to** Vaux Sur Seine

**Price** €650,000

**Bed** 6

**Pool** No

**Hab.Space** 145 sqm

**Land** 0.15 ha

**Land Tax** N/A

### Property Description

Discover this property located on the private and secure island of Vaux-sur-Seine, a true haven of peace just 37 km from Paris, accessible by car via a bridge. The highlights of this exceptional house: Renovated in 2024, it offers 145 sqm, 6 bedrooms, including 2 on the ground floor, ideal for family life or to accommodate your loved ones. A large, bright and dual-aspect living room, with semi-open kitchen with pantry/laundry room, dining room and living room opening onto a terrace offering a breathtaking view of the Seine. Upstairs: 4 spacious bedrooms, a bathroom and a separate toilet. A full basement with garage, guaranteeing optimal security against floods. Outside: The landscaped grounds of 1,547 sqm, bordered by the Seine, reveal a bucolic setting. Private access to the Seine, allows you to fully enjoy water sports or moor your boat in complete peace of mind. An ideal location: Vaux-sur-Seine train station (Saint-Lazare in 40 min) 10 min away. Future Eole RER station (La Défense in 5 stations) 15 min by car. Quick access to the A13, A14 and A15 motorways. Shops and amenities nearby (on foot). This rare property, recently renovated, combines beautiful materials, tranquility and nature in an exclusive setting. A unique opportunity to seize for lovers of the Seine and wide open spaces. To organize a visit: Julie - The E rating in the energy diagnosis mainly reflects the fuel boiler. As major insulation work was done during the renovation, the house is ready to accommodate a heat pump or a pellet boiler. This represents not only an opportunity to reduce energy bills, but also to increase the heritage value of this exceptional property. Actual energy consumption with indoor temperature at 19°: approximately EUR2,800 Energy class: E | Climate class: E Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR4,080 and EUR5,570

Summary

Property type:	House
Bedrooms:	6
Price	€650,000

Key Information

Year Built:	1998
Internal Area:	145 sqm
Land Area:	0.15 ha

Property Features:

- Balcony: 1
- |              |     |
|--------------|-----|
| Has a Garden | Yes |
|--------------|-----|

Location: Paris Ile-de-France



## Gallery









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## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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