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Colonial house in the heart of a private island on the banks of the Seine

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



€595,000

inc. of agency fees

2 Beds 89 sqm 0.22 ha

Located on a private island, accessible by car, in the small town of Vaux-sur-Seine, this 90 sqm house benefits from an exceptional location on the Seine and benefits from a large plot of land of more...

At a Glance

Reference	MFH-PARIS0950EY	Near to	Vaux Sur Seine	Price	€595,000
Bed	2	Pool	No	Hab.Space	89 sqm
Land	0.22 ha			Land Tax	N/A

Property Description

Located on a private island, accessible by car, in the small town of Vaux-sur-Seine, this 90 sqm house benefits from an exceptional location on the Seine and benefits from a large plot of land of more than 2,000 sqm. This charming house from the 1930s, renovated, independent, quiet and very bright, hides its game extremely well and offers astonishing volumes! Embellished with a pretty garden with a wooded look and

direct access to the banks of the Seine allowing, if you are looking for nautical pleasures, to accommodate a pontoon. The Island of Vaux-sur-Seine is a true haven of peace which stretches over 2 km. Access is via a bridge. Private and secure, it is reserved for residents and their guests with the presence of a live-in caretaker. The house with its colonial architecture has a covered terrace almost entirely surrounding it. It is organized on a single level, thus allowing an organization of life on one level. Raised on the basement, a first exterior staircase leads to the generous entrance hall. The pieces are then distributed in a star pattern. On the right, the dining kitchen has been completely renovated with high quality materials and direct access to the terrace. Opposite, the living room with its fireplace opening onto the dining room: two very pleasant living rooms, also opening onto the terrace and the garden. On the left, two bedrooms, one of them now used as an office, and a recently renovated bathroom as well as separate toilets. This house is ideal for a young couple with a child or a single person looking for an extremely calm, secure and privileged setting. An elevation will double the volume of the house. Roof and renovation done in 2017/2018 Heat pump Only work to be planned: Door frames (improvement of the DPE) This property invites contemplation, daydreaming in a living environment with exceptional character! Vaux sur Seine station (Gare Saint-Lazare in 40 min or 5 stations from RER A Conflans Fin d'Oise station) 5 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: E / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,420 and EUR1,980

Summary

Property type:	House
Bedrooms:	2
Price	€595,000

Key Information

Year Built:	1930
Internal Area:	89 sqm
Land Area:	0.22 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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