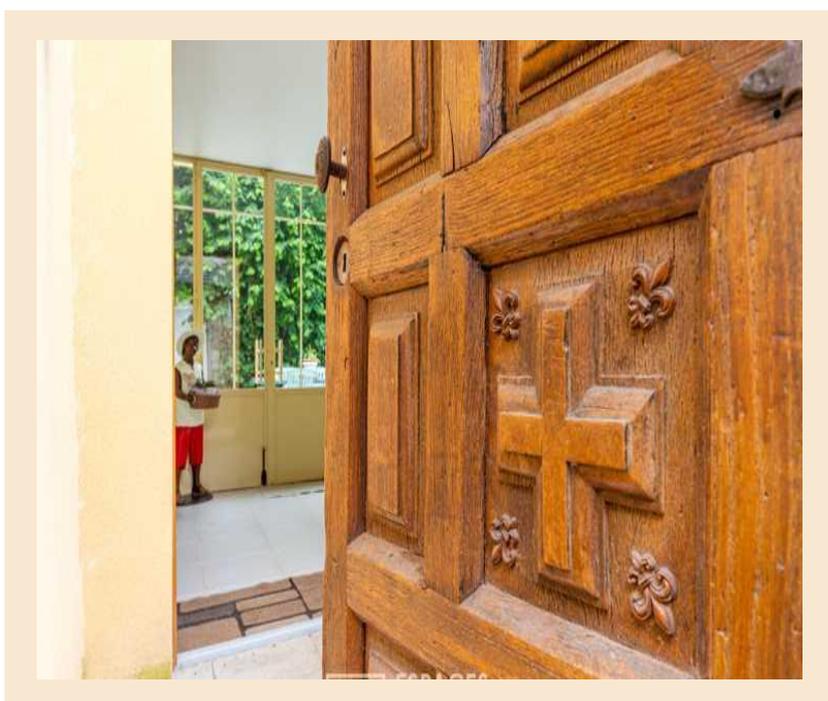


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## 17th century residence with garden and luminous glass roof near the Seine

**Triel Sur Seine , Yvelines , Paris Ile-de-France**



# €890,000

inc. of agency fees

4 Beds      230 sqm      0.11 ha

This historic house from 1630, where Louis XIV's nanny resided, extends over 246 sqm with a magnificent 1100 sqm garden near the Seine. Hidden at the bend of an alley located in the heart of Triel-sur-Seine,...

### At a Glance

<b>Reference</b>	MFH-PARIS6478	<b>Near to</b>	Triel Sur Seine	<b>Price</b>	€890,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	230 sqm
<b>Land</b>	0.11 ha			<b>Land Tax</b>	N/A

### Property Description

This historic house from 1630, where Louis XIV's nanny resided, extends over 246 sqm with a magnificent 1100 sqm garden near the Seine. Hidden at the bend of an alley located in the heart of Triel-sur-Seine, it offers the practical side of the city without its inconveniences. You will be seduced by what it exudes, its brightness thanks to its southern exposure, its volumes, the charm of the old with a tasteful renovation.

Among its charms, the beautiful dining kitchen installed in a Turpin-Longueville glass roof bathed in light and drowned in greenery, is a guaranteed favorite! This property also stands out for its exposed beams, original wooden staircases, antique doors and fireplaces, which add a touch of authenticity and character to each room. Upon entering this magnificent residence, enter directly into the 23 sqm dining kitchen, housed in an elegant glass roof, offering an ideal space for preparing and sharing meals with the family. The kitchen gives access to a 50 sqm terrace as well as an entrance and a scullery of 11.5 sqm. The large living room of 57 sqm bathed in natural light thanks to its south-facing exposure and its French windows also leads to the terrace and the garden. The exposed beams and the open fireplace enhance the living room. A reading corner promises moments of serenity. The ground floor is completed by a bathroom with WC and a boiler room/laundry room. A magnificent period staircase leads to the first floor. The landing opens onto a spacious living room of 26 sqm, offering a breathtaking view of the garden. This leads to an office/dressing room and the 18.5 sqm master bedroom with private bathroom. A separate WC with hand basin completes the level. Going up to the second floor, the landing distributes three beautiful bedrooms: a large bedroom of 24.5 sqm, a green bedroom of 12 sqm, and a red bedroom of 19 sqm, each offering a comfortable and welcoming space, ideal for members of family or guests. A bathroom with WC is added to this last level. A 60 sqm garage with motorized door is added to this exceptional property. A family home where life is good and life seems easy! All shops nearby Primary or public elementary schools two minutes walk away. Triel-sur-Seine station, Line J to Paris St-Lazare (40 min) 9 min walk, possible change at 4 stations for RER A line, at Conflans Fin d'Oise. The future RER "E" EOLE station (2024 - Access to La Défense in 5 stations) 10 minutes by car or bike. Middle school and high school nearby Notre-Dame Les Oiseaux private school, college and high school 10 minutes by car and school bus Access A13 and A14 16 minutes by car Access A15 and A86 17 minutes by car

## Summary

Property type:	House
Bedrooms:	4
Price	€890,000

## Key Information

Internal Area:	230 sqm
Land Area:	0.11 ha

## Location: Paris Ile-de-France



# Gallery









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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