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Escape into nature, paradise on the Seine

Andresy , Yvelines , Paris Ile-de-France



€699,000

inc. of agency fees

4 Beds 1 Baths 190 sqm 0.26 ha

It is in the heart of an island hidden from view, at the confluence of the Seine and the Oise, that this wooden house borrows as much from the villa on the banks of Cap-Ferret as from the North American...

At a Glance

Reference	MFH-PARIS6031-cpy	Near to	Andresy	Price	€699,000
Bed	4	Bath	1	Hab.Space	190 sqm
Land	0.26 ha	Pool	No	Land Tax	N/A

Property Description

It is in the heart of an island hidden from view, at the confluence of the Seine and the Oise, that this wooden house borrows as much from the villa on the banks of Cap-Ferret as from the North American chalet, offers a bubble of oxygen, absolute calm.

The house, now renovated, covers 190 sqm on a plot of 2554 sqm.

From the entrance, the living room of more than 70 sqm accommodates the living room heated by its

fireplace, the kitchen open to the dining area and a space converted into a bedroom or living room/TV. Inside, immersion in this bucolic environment gives it a particularly zen character with a quickly perceptible feeling of well-being.

From there, an airlock articulates the second space of the house, which leads to a veranda organized from a large wooden through glass roof conducive to daydreaming, two bedrooms and their bathrooms, one of which has a shower-hammam and a room intended to accommodate children's games or the studious activity of an office complete the set.

A staircase leads to a master suite where the warm spirit of wood also dominates.

A wooden terrace extends the rooms on the ground floor with a promontory overlooking the wooded garden.

40 minutes from Paris, an undeniably charming place, this house accessible only by private boat offers an original life project for nature lovers, primary or secondary residence, guest room or gites can be provided, to those who wish. , an additional activity.

Sold with three boats.

Primary and nursery schools 10 minutes walk,

Collège Saint Exupéry 20 minutes walk or 5 minutes by bus.

Station 10 min walk, (line J) to Saint Lazare station in 30 min.

RER A station in Conflans Fin d'Oise 15 min by bus, or 11 min by car (lines J and L)

ENERGY CLASS: C / CLIMATE CLASS: A.

Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: EUR1,492

Information on the risks to which this property is exposed is available on the GÉORISKS website:

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€699,000

Key Information

Internal Area:	190 sqm
Land Area:	0.26 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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