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The singular with a magnificent panorama

Le Mesnil Le Roi , Yvelines , Paris Ile-de-France



€1,450,000

inc. of agency fees

4 Beds 2 Baths 206 sqm 0.16 ha

Unsuspected from the street and a few steps from the green belt of the banks of the Seine in Mesnil-Le-Roi, between Maisons-Laffitte and Saint-Germain-En-Laye, this wooden frame architect's house stands...

At a Glance

Reference	MFH-PARIS6389-cpy	Near to	Le Mesnil Le Roi	Price	€1,450,000
Bed	4	Bath	2	Hab.Space	206 sqm
Land	0.16 ha	Pool	No	Land Tax	N/A

Property Description

Unsuspected from the street and a few steps from the green belt of the banks of the Seine in Mesnil-Le-Roi, between Maisons-Laffitte and Saint-Germain-En-Laye, this wooden frame architect's house stands out from the surrounding architectural classicism, and offers a subtle interplay of resolutely contemporary perspectives and volumes. Built in 2011, BBC standards, the house benefits from an energy label A which makes perfect sense. In perfect harmony with its natural setting, it develops a surface area of 234 sqm on the ground and has a tennis court, a jacuzzi, all on a landscaped plot of approximately 1610 sqm. The entrance

hall with storage room is one with a first space distributing an office, a bedroom, a bathroom and toilet. All levels revolve around the centerpiece of the house, a beautiful wooden staircase. The descent of a flight of stairs gives access to a living room and its fireplace extended by a balcony and opening onto a superb living room with cathedral living room and its dining kitchen illuminated by large bay windows offering a breathtaking view of the wooden terrace and his garden. Guaranteed "coup de coeur" effect for those who love beautiful volumes and appreciate receiving people. This volume gives access to a TV lounge (can be converted into a bedroom according to needs), a shower room and toilets. The upper levels distribute two bedrooms with bathroom including a master suite with dressing room and hosts a large terrace overlooking the garden. A laundry room, a pantry, a wine cellar and a workshop-garage, a garden shed complete the package. A tennis court, an outdoor Spa, magnificent light, very beautiful volumes as well as comfortable and functional spaces are among the assets of this beautiful architect-designed house. And to add to the undeniable assets of this villa, the proximity (15 minutes on foot) to the renowned school establishment "Ermitage International School". Close to shops, 17 minutes walk from the RER A and SNCF (line L) station of Maisons-Laffitte. School bus for the International School of Saint-Germain-en-Laye. ENERGY CLASS: A / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR660 and EUR940. Information on the risks to which this property is exposed is available on the Georisques website:

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€1,450,000

Key Information

Year Built:	2011
Internal Area:	206 sqm
Land Area:	0.16 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

Location: Paris Ile-de-France



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