

[Click to view MFH-PARIS7122](#)

Millstone with fabulous extension and swimming pool on a private island...

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



€1,399,000

inc. of agency fees

4 Beds 1 Baths 170 sqm 0.28 ha

In the private and secure domain of the Îles de Vaux, this elegant millstone with its discreet extension rivals the surrounding natural beauty. The property extends over more than 2,800 sqm, on which...

At a Glance

Reference	MFH-PARIS7122	Near to	Vaux Sur Seine	Price	€1,399,000
Bed	4	Bath	1	Hab.Space	170 sqm
Land	0.28 ha	Pool	Yes	Land Tax	N/A

Property Description

In the private and secure domain of the Îles de Vaux, this elegant millstone with its discreet extension rivals the surrounding natural beauty. The property extends over more than 2,800 sqm, on which the 170 sqm millstone, its swimming pool and its clever set of terraces as well as a large quay often earn it the compliment of being one of the most beautiful on the island. The spectacle of nature from the private quay which juts out

into the large arm of the Seine is simply breathtaking. As soon as you enter, you are greeted by a magnificent recently renovated kitchen which invites you towards the wooden extension and bay windows: you are immediately captivated by the view. Indeed, the vast living room of 52 sqm offers a superb view of the terrace, the swimming pool and the Seine. From the living room, you have access to a billiard room, a small music room and a home cinema room, perfect for moments of relaxation. Upstairs, the landing leads to a bathroom, two bedrooms and a master bedroom with its private shower room, resulting from the new volumes created by the extension. The real favorite will certainly be the extension for which the architect has skillfully guided everyone's gaze towards, first of all, the outdoor terrace and its set of multiple small terraces in steps, the swimming pool, the magnificent garden, and, finally, the Seine. The very large quay and the possibility of launching offer nautical activities such as boating, kayaking, rowing, paddleboarding or wakeboarding. The Île de Vaux-sur-Seine is a true haven of peace, extending over 2 km. Access is via a private and secure bridge, reserved for residents and their guests, with the presence of a permanent caretaker. This residence offers a rare opportunity to live in a natural setting, with breathtaking landscapes and a direct link to the Seine. An island life with the soothing rhythm of the Seine which invites you to vacation and water activities. Vaux sur Seine train station (Gare Saint-Lazare in 40 min or 5 stations from the RER A Conflans Fin d'Oise station) 10 min away. Access to the future RER Eole station (in 2024? Access to La Défense in 5 stations) 15 min away by car. Shops 5 min away. Access to the A13 and A14 15 min away by car. Access to the A15 20 min away by car. 37 km from Porte Maillot. ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between EUR2,850 and EUR3,900

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,399,000

Key Information

Internal Area:	170 sqm
Land Area:	0.28 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Paris Ile-de-France



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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

great service
fast transfers

send money abroad 24/7 excellent rates