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

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



# €1,290,000

inc. of agency fees

4 Beds   1 Baths   190 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

<b>Reference</b>	MFH-PARIS7122-cpy	<b>Near to</b>	Vaux Sur Seine	<b>Price</b>	€1,290,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	190 sqm
<b>Land</b>	0.28 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	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	€1,290,000

## Key Information

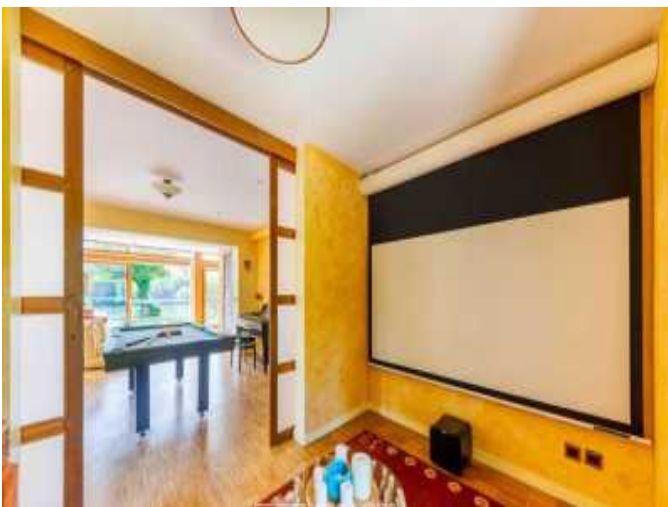
Internal Area:	190 sqm
Land Area:	0.28 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Paris Ile-de-France



## Gallery









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**C. BAUER – Sunday Times**

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