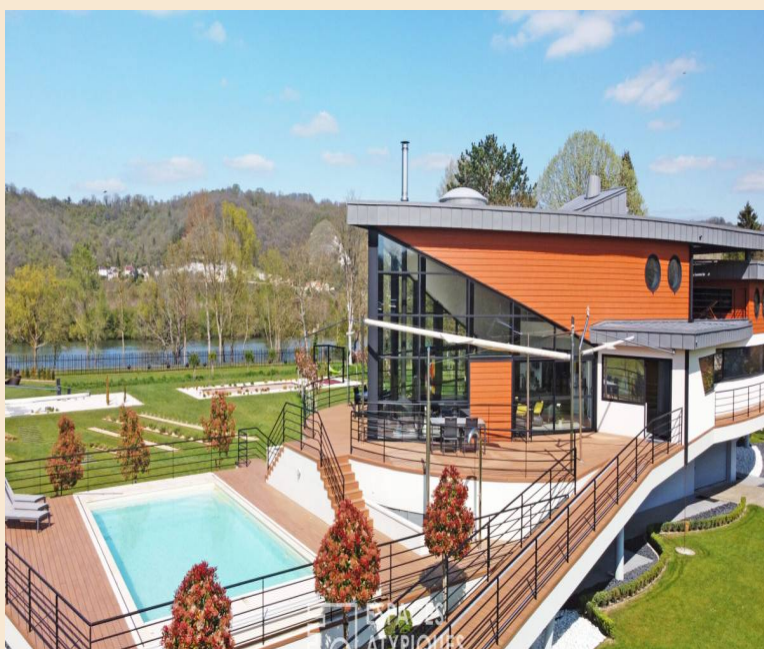


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Architect's house, a boat in the land of the Impressionists

Moisson , Yvelines , Paris Ile-de-France



€1,970,000

inc. of agency fees

4 Beds 1 Baths 263 sqm 0.68 ha

In the heart of the Boucles de Seine and its typical limestone cliffs, this architect's house is in symbiosis with the river landscape and its boats that...

At a Glance

Reference	MFH-PARIS10385	Near to	Moisson	Price	€1,970,000
Bed	4	Bath	1	Hab.Space	263 sqm
Land	0.68 ha	Pool	No	Land Tax	N/A

Property Description

In the heart of the Boucles de Seine and its typical limestone cliffs, this architect's house is in symbiosis with the river landscape and its boats that run along the property. With its elongated shape, it captures the unique light of the place, the cradle of Impressionism. It frees itself from any visual border thanks to its curtain wall as well as its large windows and is resolutely turned towards the landscaped garden. Its four terraces reveal

atmospheres all different from each other under the hospice of shade sails and bioclimatic pergola. Its swimming pool and boules pitch give it the look of a holiday home all year round, which the golf course and the leisure center in the village will not contradict, nor will the huge surrounding Natura 2000 classified forest. Nearby stands the Château de la Roche Guyon, which can be seen from the living room. The interior of the house can be discovered thanks to a 9 m long "bridge" path, which allows you to admire, from the height, the landscaped garden, the swimming pool as well as the different levels of terraces. The entrance distributes all the living spaces: at the bow, you can discover the sublime cathedral lounge. The dining kitchen, with cellar, feels like the beating heart of the house and, above, the dining room dominates the premises and gives access to the solarium terrace, sheltered from view and from the wind. On the port side, the bedrooms are distributed, all benefiting from their private bathroom: a first of 17.40 sqm having the particularity of being connected with an office that can serve as an additional bedroom of 16.20 sqm. The second with its mezzanine of 33.60 sqm. The large master suite of 37.5 sqm with dressing room opening onto a magnificent bathroom with shower. The large bathtub acting as the stern of this magnificent liner! The house benefits from 569 sqm of terrace including 213 sqm covered on the ground floor, 174 sqm on the ground floor of the house and the swimming pool without forgetting the 56 sqm solarium. Outside, you can admire the landscape at the edge of a 5x10 m swimming pool, heated by heat pump and , and its shower. Shading of the pool and upper terraces is provided by 4 motorized shade sails. The 6797 sqm garden runs along the towpath on the banks of the Seine and includes a 185 sqm bowling green and swing, a 185 sqm Japanese garden and a 402 sqm flowered fallow. 3 robots maintain this garden and its lighting is managed by home automation. A garden shed with storage awning, a covered double garage and parking for 2 additional vehicles complete the numerous services of this exceptional property. Heating by heat pump - Elementary school in the village - Middle and high schools, private 20 mins away (Vernon and Mantes la Jolie); - Nearby: La Roche Guyon and Giverny - A13 motorway for access to A14 in 10 minutes by car - Line J Mantes la Jolie 9km away (TER to Paris St-Lazare in 40 minutes) - Arrival of the RER Eole at Mantes la Jolie in 2024 .(serving La Défense and Gare St Lazare). ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR1,740 and EUR2,410

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,970,000

Key Information

Internal Area:	263 sqm
Land Area:	0.68 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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