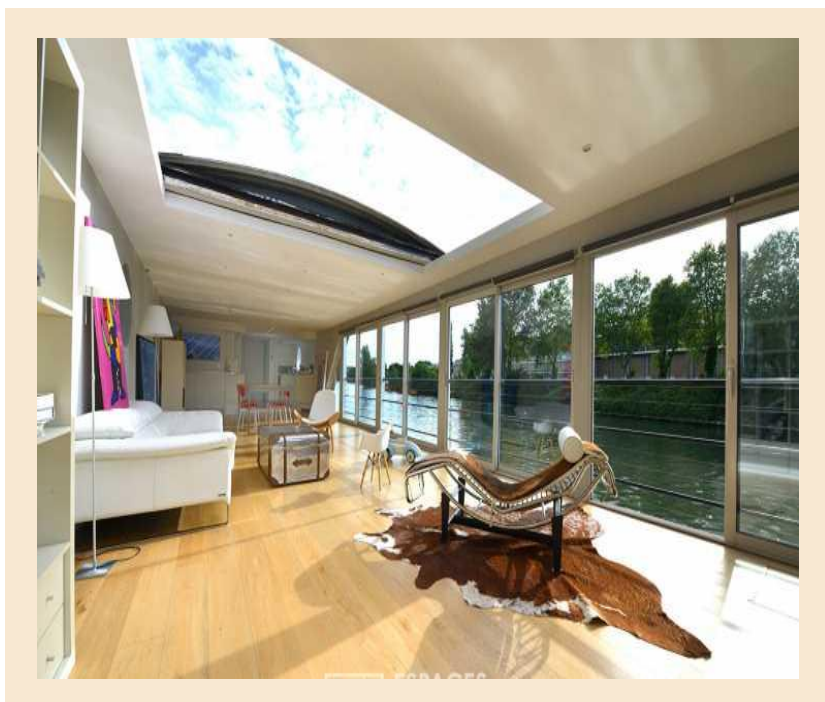


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Exceptional House Boat Barge

Rueil Malmaison , Hauts-de-Seine , Paris Ile-de-France



€1,290,000

inc. of agency fees

4 Beds 1 Baths 260 sqm

This 39 m long Freycinet barge, completely rehabilitated on 2 levels like a contemporary house, has found its home port, in a peaceful setting, in a natural setting, in the heart of the Parc des Impressionnistes...

At a Glance

Reference	MFH-PARIS0863EY	Near to	Rueil Malmaison	Price	€1,290,000
Bed	4	Bath	1	Hab.Space	260 sqm
		Pool	No	Land Tax	N/A

Property Description

This 39 m long Freycinet barge, completely rehabilitated on 2 levels like a contemporary house, has found its home port, in a peaceful setting, in a natural setting, in the heart of the Parc des Impressionnistes and a 5-minute walk from transport and shops. After the secure electric gate, the walkway leads to the beautiful 35 sqm terrace with its barbecue area. On one side, the marquise, transformed for the occasion into a workshop/storage could resume its piloting function if necessary, on the other side, the huge living room of 75 sqm, facing south west, fully glazed, s The old bridge is appropriated in order to provide the maximum

space. A motorized sunroof allows you to take full advantage of the sun in summer and the stars in the evening. The 11 sqm open kitchen offers top-of-the-range fittings and equipment. In continuity, the living room opens via a bay window onto a second terrace at the bow of the ship with its hip bath for more originality or to have a giant champagne bucket close at hand during festive evenings. A guest toilet completes this level. From the entrance, a staircase leads to the lower deck, above the draft, and opens onto a large TV lounge/family room. The 39 sqm master suite has been completely refurbished with a bathroom and its Italian shower, and gives access to a large dressing room. Full stern!, to access the stern of the ship via a corridor leading to two beautiful bedrooms, a spa bathroom with WC, a large office or bedroom as well as a kitchen area, a WC, a shower and a storage room . The perfect combination of a main residence and a country house a few minutes from the center of Paris! Rueil Malmaison RER station 10 mins walk Claude Monet nursery and primary school 5 mins walk Crèche La Farandole 2 mins walk Bus 467 10 mins walk to public and private colleges and high schools in Rueil-Malmaison: Danielou, Richelieu, Passy-Buzenval, Marcel Pagnol, Jules Verne... All shops 7 mins walk A86 access 5 mins Mixed fuel/electric heating Annual electricity costs: EUR2,370 COT: EUR376/month Duration: 1 chandelier (5 years) until February 2025 (renewable)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,290,000

Key Information

Internal Area:	260 sqm
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Location: Paris Ile-de-France



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