COLDWELL BANKER
EUROPA REALTY

House Chatou 230 m²




SALE PRICE : 1 390 000 €

EMAIL : GILLES.BAUDRIER@COLDWELLBANKER.FR

EXCLUSIVITY

20 rue du général Clavery
France, 78110, Le Vésinet

gilles.baudrier@coldwellbanker.fr

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## DESCRIPTION

How could one not fall under the spell of this elegant 230 sqm family home, set on a 980 sqm plot directly facing the peaceful banks of the Seine.
From the moment you step inside, the home reveals its character and generous proportions. The eye is immediately drawn to a magnificent 60 sqm living room with hardwood floors throughout, bathed in natural light thanks to large picture windows opening onto a vast wooden terrace. From here, the scenery is ever-changing: the surrounding nature and the quiet passage of river barges create a setting that is both soothing and inspiring.
The ground floor also features a fully equipped kitchen, designed to be both welcoming and functional, a room that can easily be used as a home office or guest bedroom, a shower room, a boiler room, and a separate toilet.
Upstairs, the night area offers four beautiful bedrooms with generous volumes, each with its own dressing room. Two of them open onto a south-facing wooden terrace, providing privileged views over the Seine and its ever-changing light throughout the day. A bathroom, a shower room, and two toilets complete this level.
The basement harmoniously completes the property with a garage accommodating two vehicles, an outbuilding opening onto the garden—ideal for envisioning a playroom, fitness space, or summer lounge—as well as a wine cellar for enthusiasts.
A rare home where space, light, and a privileged environment come together to create a lifestyle that is both peaceful and exceptional.

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## FEATURES

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| Property type: | House | Area: | 230.0 m² | Property tax: | €3.00 |
| Number of rooms: | 10 rooms | Number of bedrooms: | 5 bedrooms | | |

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

## ENERGY PERFORMANCE DIAGNOSIS

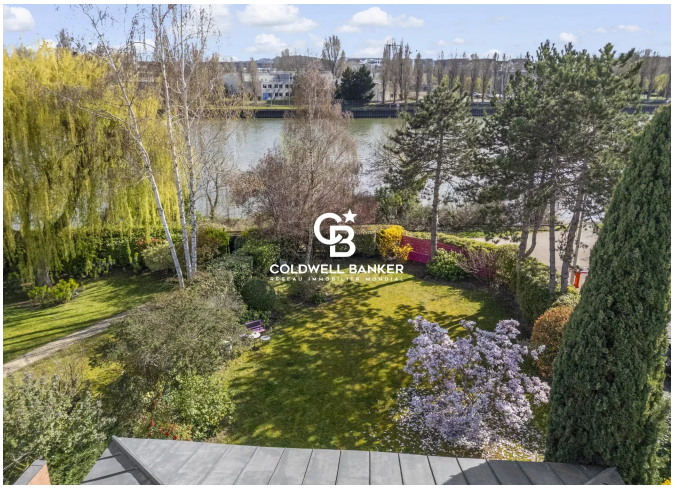
Energy performance diagnosis (EPD): C 134

Greenhouse gas emissions (GHG) index: C 28

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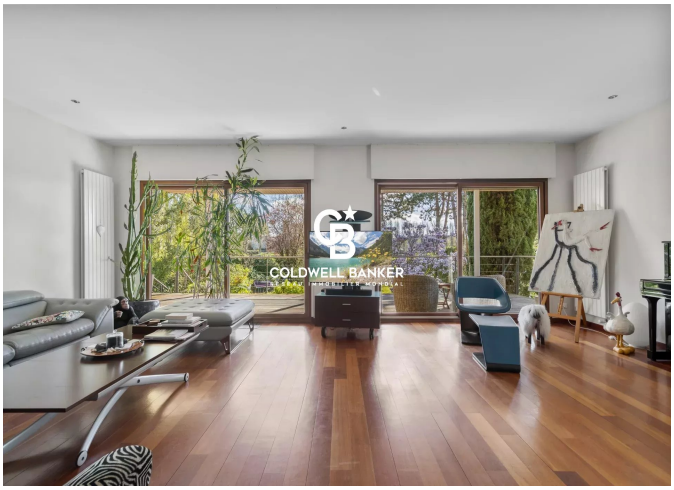












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