

Maison Le Vésinet 259 m<sup>2</sup>

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SALE PRICE : 1 690 000 €

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EXCLUSIVITY

## DESCRIPTION

EXCLUSIVE LISTING – Coldwell Banker Le Vésinet, your luxury real estate specialist, is delighted to present this elegant 19th-century residence, ideally located in the heart of Le Vésinet, just a 7-minute walk from Le Vésinet–Centre Station. Combining preserved period charm, generous proportions and exceptional renovation potential, this property is truly unique.

Set on a magnificent 1,600 sqm landscaped plot, completely private and not overlooked, the house enjoys abundant natural light thanks to its quadruple south, north, east and west exposure.

Behind its charming brick façade and original period canopy, the property reveals all the character of a traditional French residence: parquet flooring, decorative mouldings, high ceilings and authentic architectural features create a warm and refined atmosphere throughout.

The entrance hall leads to a guest cloakroom and provides access to the basement level. A few steps lead up to the main living area, which comprises an independent kitchen, a dining room, a reception lounge, a study, and two bedrooms, offering highly sought-after single-level living accommodation.

A beautiful original staircase leads to a half-landing with separate WC, and then to the first floor, which features five bedrooms, one of which could easily be redesigned as a suite or dressing room, as well as a family bathroom.

The attic space, currently undeveloped, already benefits from original parquet flooring and offers excellent conversion potential.

The basement further complements the property with a bathroom with WC, a utility room, three windowed rooms, a boiler room, several storage areas, a wine cellar and a log store.

A double garage completes this rare property with outstanding potential — ideal for a family seeking an elegant home to redesign and personalise.

## FEATURES

Property type:	Maison	Area:	259.14 m <sup>2</sup>	Property tax:	€3.00
Number of rooms:	10 rooms	Number of bedrooms:	7 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): G 376

Greenhouse gas emissions (GHG) index: G 112



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