

Maison Le Vésinet 300 m<sup>2</sup>

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SALE PRICE : 2 690 000 €

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## DESCRIPTION

(Video available under the 360° tab) – Coldwell Banker Le Vésinet, your agency specialized in luxury real estate, invites you to discover a magnificent Demeure Bourgeoise in South Le Vésinet, built in the Napoleon III style, just a 6-minute walk from the Vésinet-Centre RER station and all local shops.

Built in 1884 on a fully wooded plot of approximately 2,000 m<sup>2</sup>, this residence offers a total floor area of 350 m<sup>2</sup>, including 300 m<sup>2</sup> of living space and a full basement of 89 m<sup>2</sup>.

Completely renovated using high-end materials, the ground floor includes:

An entrance hall with stained glass windows, a triple reception room with 3.3-meter-high ceilings and direct access to the southwest-facing terrace and garden.

Decorative moldings, herringbone parquet flooring, period fireplaces, and cement tiles enhance the elegant living spaces.

The independent kitchen is fully equipped, with a pantry area and direct access to the garden.

On the two upper floors, you'll find two large landings leading to a total of six bright and spacious bedrooms, three bathrooms/showers, dressing areas, and two additional fireplaces.

You'll also appreciate the garden level, offering 89 m<sup>2</sup> of space distributed as follows: a music room, a wine cellar, a laundry room, and a workshop area.

A large carport for three vehicles with an electric charging station and a wooden storage shed complete this exceptional property.

## FEATURES

Property type:	Maison	Area:	300.0 m <sup>2</sup>	Property tax:	€4.00
Number of rooms:	11 rooms	Number of bedrooms:	6 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)

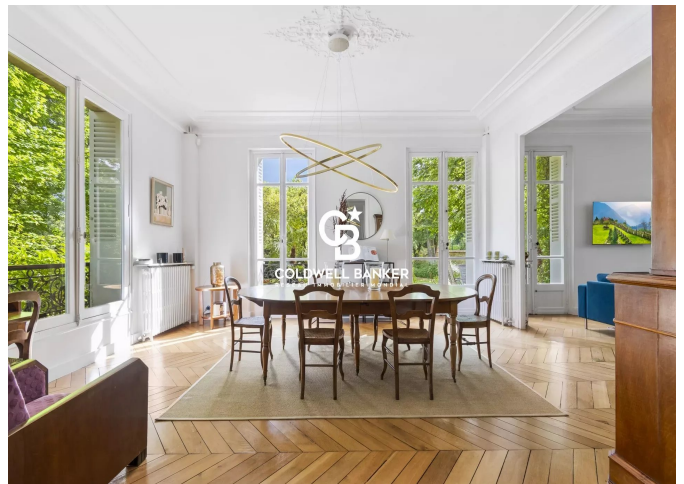
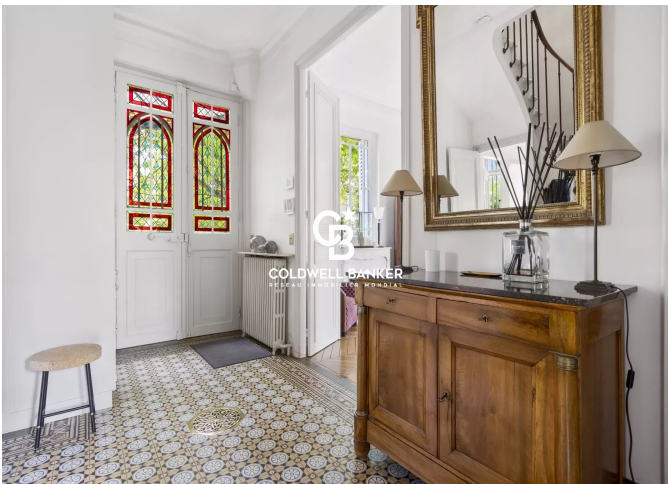
## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 303

Greenhouse gas emissions (GHG) index: F 93



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