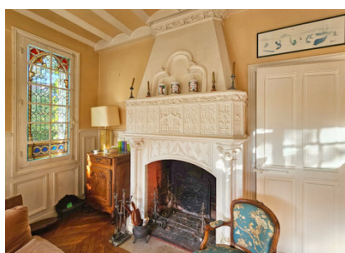
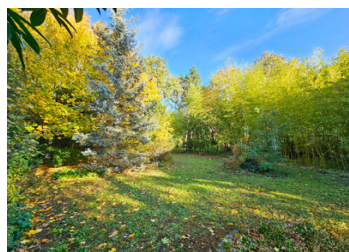


Le Vésinet - House 250 m from 1930 to renovate near RER A and Ibis park



INFORMATION

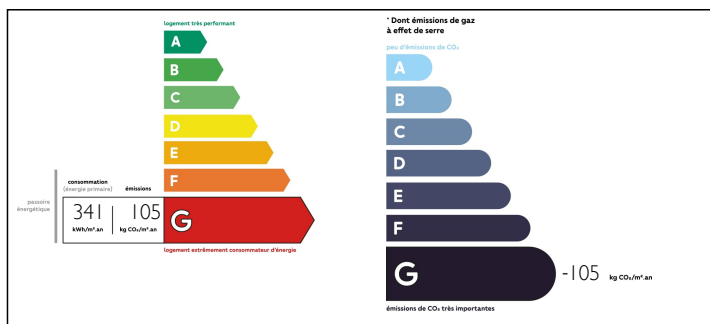
Town:	Le Vésinet
Department:	Yvelines
Bed:	5
Bath:	3
Floor:	250 m2
Plot Size:	1430 m2



IN BRIEF

78110 Le Vésinet - 300 m from the Ibis park and 600 m from the Le Vésinet-Le Pecq RER station, 1930 millstone house with 250 m² of living space to renovate, set in 1,430 m² of wooded grounds, not overlooked and on a quiet, residential street. The house comprises 9 main rooms, 2 kitchens, 5 bedrooms, 2 bathrooms. Stained glass windows and a fireplace add a touch of elegance. The garden level of around 90 m², with its 2.20-metre high ceilings and windows, could be used to maintain the current layout or to create accommodation for an au pair, a fitness area or a home cinema, next to the technical rooms. An energy audit has been carried out, and with a budget of around €80,000, the house could be upgraded to energy class A. This includes replacing the oil-fired boiler with a heat pump, installing double glazing and adequate insulation....

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

An exceptional renovation opportunity in Le Vésinet.

Are you looking for a house full of potential on more than 1,400 m² of land in a sought-after area just 300 m from the Ibis Park and close to the Le Vésinet-Le Pecq RER A station? Then you've come to the right place!

Leggett Immobilier International is delighted to present this 1930 millstone house, which has been preserved in its original state since it was purchased in 1970. This home offers a unique opportunity to create your own oasis of comfort in an ideal location.

Main features:

- Ideal Location : Situated just 600 metres from the RER A Le Vésinet Le Pecq station, this home is perfectly connected to the La Défense business district and Paris, making it an ideal choice for the daily commute or trips into town.

- Large plot: The house sits on a spacious flat plot of 1,430 m², offering plenty of scope for children, gardening, relaxing outdoors and even adding a swimming pool or garage.

- Spacious and elegant: This house has 9 main rooms, 5 bedrooms, 2 bathrooms. It also boasts a beautiful fireplace and stained glass windows, adding a touch of elegance.

Generous living space: With 250 m² of living space, this house offers plenty of room to personalise your home. What's more, the garden level of around 90 m², with its 2.20-metre high ceilings and windows, means you can keep the current layout or create accommodation for an au pair, a fitness...

NOTES