

Fabulous House to be renovated, business potential, plus separate 2 bedroom house on the banks of the Seine.

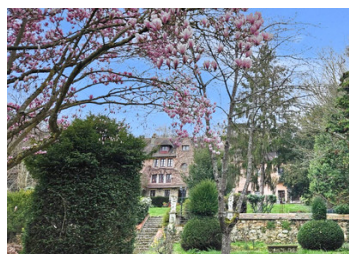


INFORMATION

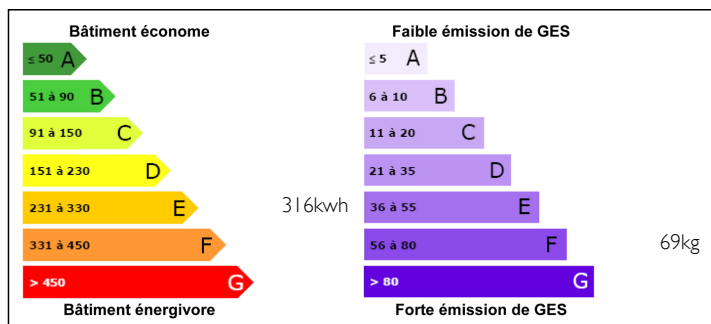
Town:	Triel-sur-Seine
Department:	Yvelines
Bed:	10
Bath:	4
Floor:	407 m2
Plot Size:	4339 m2

IN BRIEF

Historic riverside house, approx 340m2, plus second separate 2 bedroom house of 67m2, giving you an impressive 407m2 liveable space with wonderful grounds gently sloping to the Seine. Many original features. Once modernised, this will be a stunning house with its own private mooring on the river, in easy reach of Paris. Possibility to divide the main house. Huge potential, business opportunity, boutique hotel, sought after area for business rentals. Line J up to Paris Saint Lazare in 42 mins. 58km to Paris CDG Airport. 8km to the A14

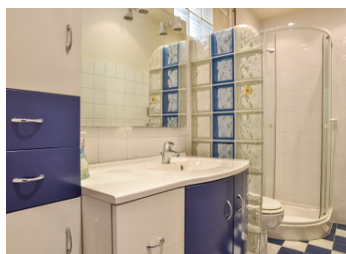
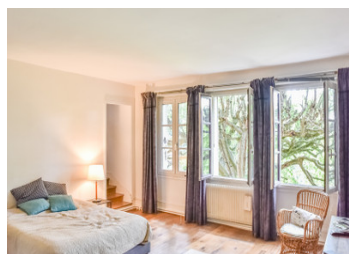


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 9000 EUR

NOTES

DESCRIPTION

An exceptional opportunity to restore this wonderful house to its former grandeur and create a wonderful family home, or for developers, to divide into several dwellings. It is in easy walking distance to the station, with direct trains to Paris. The river frontage means it is perfect for boat enthusiasts or fisherman. A great investment opportunity, create a boutique hotel for the area. Huge demand for rooms for business people working in the area on a weekly basis, It is truly magic environment for commuters, teleworking, leisure or family life.

A fabulous renovation project, with a livable surface of 407m2, including 7/8 bedrooms, 3 bathrooms, 3 reception rooms, an office, and dining kitchen. The attic space is ripe for conversion. There is a wine cellar, basement space, 2 garages, a large terrace, laundry room.

Garden level: 100m2 of living space opening onto a 40m long shaded terrace with a view of the beautiful, extensive garden not to mention the Seine just beyond.

Ground floor: Could be turned into an independent 3-room duplex with garage, currently 1 bedroom, 1 office, one bathroom and one shower room.

7 bright bedrooms distributed between the 1st and 2nd floors, shower rooms and WC's on all levels, attic space of 80m2.

A further separate house on annexe, originally staff quarters, containing 2 bedrooms, 1 bathroom, kitchen and sitting room, and is currently rented.

The whole property comprises over 4000m2 of land with a mature garden and direct access...