LEGGETT
IMMOBILIER INTERNATIONAL

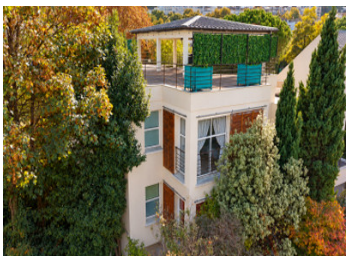
www.frenchestateagents.com

Ref: A48121DAB92 Price: 3 200 000 EUR

agency fees to be paid by the seller

Architect-designed house on the Seine, private dock and swim spa, near Paris — 450 m of interior space















INFORMATION

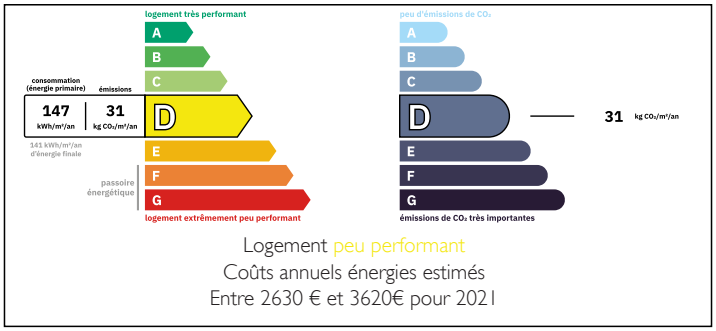
Town:	Issy-les-Moulineaux
Department:	Hauts-de-Seine
Bed:	4
Bath:	5
Floor:	451 m2
Plot Size:	575 m2

IN BRIEF

On the doorstep of Paris, in the peaceful Île Saint-Germain, this architect-designed home sits on a 575 m² plot with private access to the Seine and its own pontoon. Spacious interiors overlooking greenery, multi-level terraces, an indoor counter-current swimming pool, and a rooftop terrace with spa and distant Eiffel Tower views create a unique living environment. An independent apartment and a large basement with private access complete the property, offering approximately 451 m² of interior space.

Designed by architect Pascale Creux and built in 2005, the house features contemporary lines, expansive glass façades and open perspectives between levels. The double-height living room and mezzanine enhance the sense of space, while the bedrooms are arranged to ensure privacy.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2630 € et 3620€ pour 2021

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:	**4819 EUR**

NOTES

DESCRIPTION

To explore the property's spaces and layout, view the floor plans, drone video and virtual tour of the interiors, garden and terraces.

NEIGHBOURHOOD HIGHLIGHTS

On Paris's doorstep, Île Saint-Germain offers a peaceful residential atmosphere away from the capital's hustle and bustle. The Seine, leafy surroundings and departmental park provide an attractive setting for walks and family life. A neighbourhood for those seeking tranquillity while retaining access to transport, shops and everyday amenities.

FLOOR AREAS AND LAYOUT

Set on a 575 m² plot, the property offers 450.91 m² of interior space, comprising 285.66 m² of habitable accommodation and a 165.25 m² basement, excluding the garage, terraces and balconies.

The habitable accommodation includes four bedrooms and four bathrooms or shower rooms, including those in the independent apartment. An additional shower room with WC is located in the basement.

Ground floor
- Living room, dining room and open-plan kitchen: 122.47 m²
- Bedroom: 14.49 m²
- Bathroom: 6.38 m²
- Dressing room: 7.71 m²
- Hallway: 3.07 m²
- Separate WC: 1.63 m²

Intermediate level — Independent apartment
- Living room: 19.63 m², labelled "office" in the diagnostic report
- Bedroom: 7.81 m²
- Shower room: 4.69 m²

Private entrance via an exterior staircase and internal