

## Luxueuse villa à Croissy sur Seine

LE VÉSINET

Price: € 3 900 000 \*

Honorary Award Excluded: €3 714 286

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Located on the banks of the Seine, this Anglo-Norman style villa dated 1885, built by the architect Henri Leboeuf, offers 425m<sup>2</sup> of living space on three levels, all in impeccable condition and with an exceptional level of service. The 90m<sup>2</sup> reception area includes a large entrance hall, a living room and a dining room, all facing the garden and the terrace with a view of the Seine. The kitchen with dining area and high-end equipment also has access to the terrace with a large barbecue area. An office with complete independent access on the ground floor. Upstairs, a huge master suite including living room with fireplace, bathroom and balcony opening onto the park and the banks of the Seine, also a guest bedroom with bathroom and balcony. The second floor includes four additional bedrooms and two bathrooms. Finally, a fully furnished basement of an additional 180m<sup>2</sup> consists of a billiard room, a large gym, a laundry room and a wine cellar. The landscaped garden of 1820m<sup>2</sup> faces south towards the banks of the Seine and includes, on the entrance side, a large paved area and an awning for three vehicles. All the latest technologies are integrated: video, sound, lighting, IT, alarm, heating... Located 900m from the city center, 1.8 km from the English School and the RER-A, 2.5km from the A86, 13km from Paris.

## LE BIEN EN DETAIL

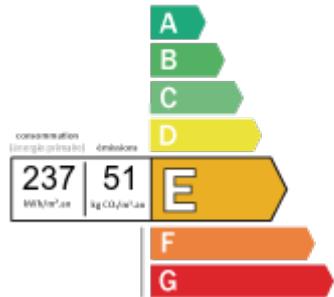
Reference : 4345461  
Town : Le Vésinet  
Transaction : Sale  
Type de bien : Maison  
Price Including charges : € 3 900 000  
Area : 425 m<sup>2</sup>  
Land : 1819 m<sup>2</sup>

Number of pieces : 12  
Bedrooms : 5

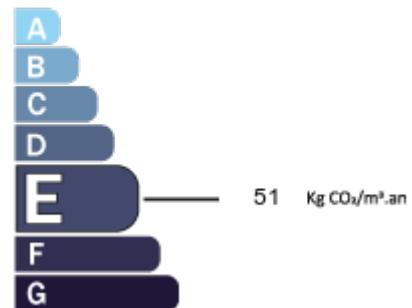


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2026) :  
mini. 7190€ max. 9760€



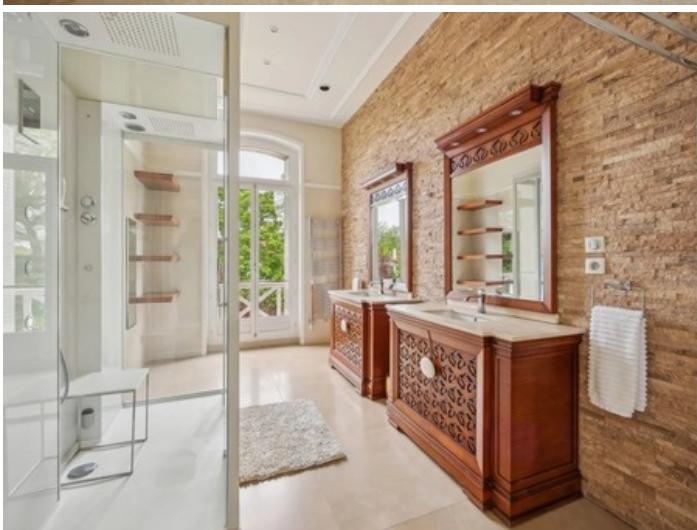
Greenhouse Gas Emissions in Kg CO2<sup>2</sup> / m<sup>2</sup> / year  
\* Dont émissions de gaz  
à effet de serre



## LE BIEN EN PHOTOS











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