



## PROPERTY- 365 M2 - LARGE LAND - LOUVECIENNES

lle de la Loge

### On request

House Rooms: 7 Bathrooms: 5 365,0 m2 3.110,0 m2 Bedrooms: 5

Located in a lush green setting along the Seine River, this magnificent character property will charm you with its elegance, generous spaces, and high-end features. Nestled on Île de la Loge in Louveciennes, this rare 650 m² estate (365 m² of which are habitable) is set on a beautifully landscaped 3,110 m² plot, offering absolute peace and security.

### Ground floor:

- \* Beautiful entrance with storage
- \* Bright living room with moldings, fireplace, and bar area
- \* Dining room

\* Separate, fully fitted and equipped kitchen \* A suite with shower room and WC \* Guest WC First floor: \* Cathedral-style library with exposed beams \* Three bedrooms \* A shower room, WC \* A master suite with walk-in closet, private balcony, and bathroom (bathtub, shower, WC) Fully finished basement: \* Laundry room with storage \* Shower room, WC, numerous closets \* Double gym \* Home cinema \* Wellness area with sauna, lounge, and shower \* Vaulted stone wine cellar (86 m<sup>2</sup>) \* Technical room, boiler room \* Garage for 3 to 4 cars + bike room Outdoor & Leisure Areas: \* Heated swimming pool (5x12 m) \* Fully equipped summer kitchen \* Tennis court & basketball area \* Fitted natural grotto Features & Comfort: \* Gas condensing heating + air-to-air heat pump \* Fiber optic internet \* Fireplace \* Energy rating: C Surroundings & Accessibility:

- \* Close to all amenities
- \* School bus services to the British School of Paris, American and German schools
- \* 10 minutes from Blanche de Castille International High School
- \* 6 minutes from A86 motorway access
- \* Louveciennes train station (Line L La Défense / Saint-Lazare)

A unique and rare property on the market, ideal for a large family or a prestigious second home just outside Paris. A must-see without delay.

Agency fees are payable by the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr





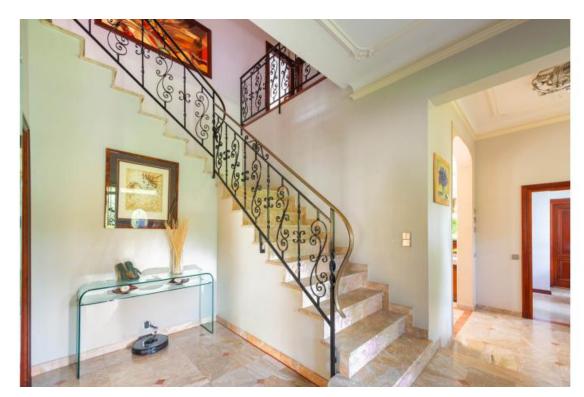


















### **Details**

- Entry
- Living room
- Dining room
- Equipped kitchen
- Bedroom with shower room and WC
- WC for guest
- Library
- Three bedrooms
- Shower, WC

# **Additionally**

- Tennis court & basket
- Gaz heating
- Fibre internet
- All commodities
- Shoool bus for British School of Paris
- 10 minutes from lycée international Blanche de Castille
- Accès A86 à 6 minutes

## **Legal information**

- DPE:C
- Agency fees payable by the vendor

- Master bedroom with dressing, big bathroom, WC, balcony
- Laundry room
- Shower room, WC
- Big fitness
- Cinema room
- Spa with shower and WC
- Big vine sellar
- Garage for 3 à 4 cars + local vélo
- Heated swimming pool 5x12 m
- Summer kitchen

• Ligne L – La Défense / Saint-Lazare

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