

Magnificent 7 bedroom 1860 Second Empire Manor overlooking the Seine at 78570 Andrésy

EXCLUSIVE



INFORMATION

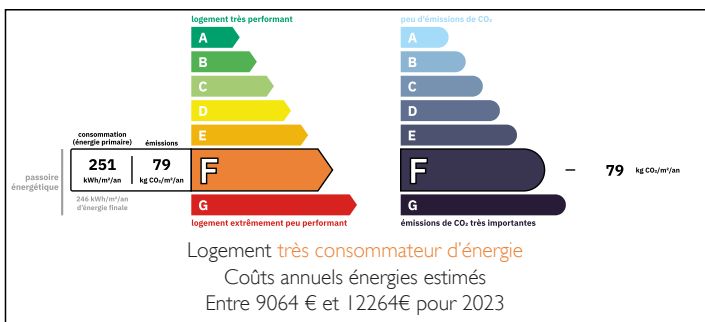
Town:	Andrésy
Department:	Yvelines
Bed:	7
Bath:	2
Floor:	293 m2
Plot Size:	895 m2



IN BRIEF

An exceptional 293m² mansion on the banks of the Seine in Andrésy, built in 1860. This Napoleon III residence, a Second Empire jewel, is distinguished by its beautifully preserved period features: marble fireplaces, ornate moldings, and original oak parquet flooring. Set across multiple levels, it offers seven spacious bedrooms and majestic reception rooms. The outdoor terrace and 895m² landscaped garden create a peaceful haven, enhanced by unobstructed views of the Seine and the Saint-Exupéry Marina, which lends a unique maritime atmosphere to the location. The generous volumes and abundant natural light magnify the architectural details, testament to its prestigious past. Located near the town center's shops and restaurants, this exceptional property enjoys easy access to Paris, combining the charm of waterfront living with urban convenience. A rare property marrying history with modernity.

ENERGY - DPE



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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: 2964 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR:

The property welcomes you through an elegant entrance hall (11m²) showcasing original coloured floor tiles. The reception rooms exemplify the grandeur of the era, with a sophisticated drawing room (24m²) and an impressive dining room (30m²) both featuring marble fireplaces and soaring ceilings. A home office (10.5m²) provides an ideal workspace, while the fully equipped kitchen (21.9m²) opens onto a delightful terrace and garden.

FIRST FLOOR:

The graceful ascent to the first floor reveals a thoughtfully designed sleeping quarter. Two principal bedrooms of magnificent proportions (24m² and 23m²) offer stunning river views, complemented by two additional bedrooms (21m² and 17m²). The floor is serviced by a well-appointed shower room (5m²) and benefits from a generous landing (6.5m²) that enhances the sense of space and flow.

SECOND FLOOR:

The character-filled upper floor showcases the architectural charm of the period with its elegant sloped ceilings. This level comprises three additional bedrooms (12m², 16m², and 15m²), a luxurious bathroom (10m²), and a substantial storage room (19m²). A dressing room (8.8m²) adds to the practicality of this floor, while clever use of space maintains the property's period authenticity.

LOWER GROUND FLOOR:

The basement level is a testament to traditional French living, featuring an impressive wine cellar perfect for the discerning oenophile. Additional utility spaces include a practical laundry room, boiler room, and generous storage areas. External access from the courtyard adds convenience and functionality.

EXTERIOR:

The property's outdoor spaces have been thoughtfully designed to maximize enjoyment of the riverside setting. A welcoming courtyard provides a...