MAISONS & CHATEAUX



Ref: 9231HNL

Luxurious property For sale Lot

Area

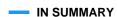
Habitable: 452 m²

公 Usable:

 0 m^2

① Land: 1,2 Ha 852 000 €

Luxurious residence for sale Lot. Large authentic property beautifully restored on 332 m2 of high standard comfort, on 1,2 ha with wooded park with swimming pool, tennis court, garage, guest house of 119m². Potential for touristic activity or large family house. 5mn to shops and school.



Rooms: 24 Bedrooms: 9 Bathrooms: 8 Swimming pool: yes Garage place : 2 Parking space : nc Outbuildings: yes

Wood and Fuel

Adsl

Advantages: River banks property | Potential for touristic activity

SERVICES

1st Shops: 5 mn

All shops : 5 mn

Health: 35 mn

Elementary: 5 mn

Middle School: 5 mn

High school: 35 mn

35 mn



√∰ 35 mn

ENERGY INFORMATION

Consommation conventionnelle 87,00 kWhep/m².an

Estimation des émissions 26,00 kg éqCO2/m².an





























DESCRIPTION

Main house:

Kitchen: 39 m² fully equipped, black granite stone, underfloor heating, access to garden

and terrace Dining: 26 m²

Toilette with hand wash

Laundry

Bedroom 1: 32 m², wooden floors, bathroom, bathtub, hand wash, toilet

Vaulted wine cellar

Office: 9 m²

Bedroom 2: 24 m², wooden floor, open fire place, bathroom, bathtub, hand wash, toilets

Bedroom 3:13 m², shower room, shower, hand wash, private terrace

Bedroom 4:56 m², open fire place, bathroom, bathtub, shower, hand wash, underfloor

heating, access to inner courtyard

First floor level:

Bedroom 5: 23 m², wooden floors, bathroom, bathtub, hand wash, toilets

Bedroom 6: 25 m², bathroom, bathtub, hand wash, toilets

First floor level by stone stairs in the kitchen:

Bedroom 7: 37 m² wooden floors, bath room, hand wash, toilets Dressing: 17 m²

Guest house:

 $Bedroom: 9\ m^{2}$ $Shower\ room: 6\ m^{2}$ $Living: 33\ m^{2}$ $Bedroom: 13\ m^{2}$

Electric heating

Garage for 2 cars
Garage /Atelier 24 m²

Former pigsty: toilets hand wash

Swimming pool 6x12 m chloral system, 2006

Orangery
Terraces
Tennis court

