



Ref : 9494CHG

Character property with panoramic view, swimming pool and tennis court

Area

Habitable : 462 m²

Usable : 586 m²

Land : 1,5 Ha

490 000 €

Luxurious residence for sale Lot. In a pretty and quiet hamlet, with a superb panoramic view over the surrounding countryside, character property with dovecote, 8 bedrooms 3 of which en suite, bar, two spacious living rooms including one with a huge open stone fireplace. Located on a beautiful plot of land of 1 hectare 53 a 75 ca, made up of woods and meadows, the property also has a swimming pool, pool-house, tennis court, little stone barn, pigsty, bread oven, shelter and double garage. With two kitchens and living rooms, the east and west sides of the house can easily operate independently, making the property an ideal family home or an interesting investment for a gîte or chambres d'hôtes.

IN SUMMARY

Rooms : 14
Bedrooms : 8
Bathrooms : 6

Swimming pool : yes
Garage place : 2
Parking space : nc
Outbuildings : yes

Wood and Electric
Adsl

Advantages : Superb panoramic view | Character

SERVICES

1st Shops : 10 mn All shops : 20 mn Health : 20 mn

Elementary : 10 mn Middle School : 20 mn High school : 20 mn

20 mn 20 mn 40 mn

ENERGY INFORMATION

Consommation conventionnelle 237,00 kWh/m².an

Estimation des émissions 15,00 kg éqCO₂/m².an

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— DESCRIPTION

HOUSE, electric heating, two stoves, two open fireplaces

Ground floor

Entrance: 6 m², floor tiles

Reception room: 26.75 m², floor tiles, two bay windows on different sides overlooking the park, stove, stairs to the office on the first floor and stairs to the ground floor

Kitchen open to living room: 11 m², terra cotta tiles on the floor, exposed beams

Living / Dining room 1: 70 m², terra cotta tiles on the floor, bay windows on two different sides overlooking the park, stone fireplace, exposed beams and stones, stairs to the west side floor

Billiard room: 34.20 m², terra cotta tiles on the floor, open fireplace, panelling, exposed beams, door to the garden

WC with washbasin: 5 m², honeycomb tiled floor

Corridor: 23.70 m², honeycomb tiled floor, cupboards, stairs to the east side floor, door to the garden

Bedroom 1: 13.30 m², honeycomb tiled floor, exposed beams

Bedroom 2: 11.80 m², honeycomb tiled floor, exposed beams

Bedroom 3: 12 m², honeycomb tiled floor, exposed beams

WC: 1.55 m², honeycomb tiled floor

Shower room: 3.80 m², honeycomb tiled floor

Bathroom: 4.11 m², honeycomb tiled floor

Garden level

Kitchen open to living room: 31.20 m², terra cotta tiles on the floor, exposed beams and stones

Living / Dining room 2: 40.50 m², terra cotta tiles on the floor, window giving access to the park

Billiard room: 22.86 m², terra cotta tiles on the floor, exposed stones, French window giving access to the park

Laundry room: 18.87 m², concrete on the ground

Wine cellar

1st floor

Office: 5.50 m², carpeted floor, access by reception room

West side, accessible by stairs in living / dining room 1

Landing: 7.20 m², wooden floor

Bedroom 4 en suite: 15.50 m², wooden floor, exposed beams, shower room of 3.45 m² with tiled floor, washbasin and shower

Bedroom 5 en suite: 40 m², wooden floor, stove, exposed beams, bathroom of 8 m² with tiled floor, WC, bath and two washbasins

Bedroom 6 en suite: 17.20 m², wooden floor, exposed beams, bathroom open to the bedroom of 5.30 m², tiled floor, bidet, bath and washbasin

WC: 1.20 m², tiled floor

East side, accessible by stairs in the corridor

Bearing: 5.43 m², honeycomb tiled floor

Bedroom 7: 11.75 m², honeycomb tiled floor, exposed wooden structure

Room 8: 13.20 m², honeycomb tiled floor, partly in the dovecote, exposed wooden structure

WC: 1 m², honeycomb tiled floor

Shower room: 2.46 m², honeycomb tiled floor, shower and sink

Outside

Double garage with a room and a bathroom with shower, sink and WC on the first floor

Little stone barn

Pigsty

Pool-house

Bread oven

Swimming pool 11*6

Tennis court

Shelter

Are you interested ?



Marie

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