## MAISONNS CHATERAUX



**Luxurious residence for sale Lot.** Luxurious residence of 220m<sup>2</sup> net living space on vaulted cellar of 35m<sup>2</sup>, garage laundry of 50m<sup>2</sup>, paved awning under the 20m<sup>2</sup> terrace, pool house of 5m<sup>2</sup>, swimmingpool14x6.50m with reinforced liner, well, tennis court in perfect state, small outbuilding for storage, the all combination on 5647m<sup>2</sup> wooded land with fruit trees.

IN SUMMARY			
Rooms : 13 Bedrooms : 6 Bathrooms : 4	Swimming pool : yes Garage place : 2 Parking space : 3 Outbuildings : no	Wood and Electric	
Advantages : Spacious home   Vi	llage house		
- SERVICES			
1st Shops : Nearby	Health : 40 mn		
Kindergarten : Nearby	Elementary : Nearby	Middle School : 15 mn	High school : 40 mn
🚊 15 mn 🐨 15 mn	್ಷ-ಹ್ರ. 20 mn		
	N		EL CONTRACTOR
Consommation conventionnelle 183,00	kWhep/m <sup>2</sup> .an Estimation	des émissions 6,00 kg éqCO2/m².an	100 A 100
A B C D E F	G A B	C D E F G	

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## DESCRIPTION

House on 3 levels Entrance : 7m<sup>2</sup>, terra cotta, French window with double glazing, beams, access to cellar and garage, stairs made of massive wood leading to the first floor. Lounge : 31m<sup>2</sup>, terra cotta, open stone fire place, beams, 2 French window with garden access, cupboards Kitchen : 13m<sup>2</sup>, fitted and equipped, wood front for the cupboards, stone work surface, access to terrace and stone stairs leading to the garden tennis court and swimming pool. Lounge : 21m<sup>2</sup>, terra cotta, fire place with woodstove, stone sink, beams, access to north-east terrace Wc with basin : 2m<sup>2</sup> Office : 10m<sup>2</sup>, cupboards, terra cotta, beams Small lounge/library : 14m<sup>2</sup>, terra cotta, giving access to the lounge and to the garden floor by stone staircase. First floor Landing : 5.50m<sup>2</sup> Wc: 1m<sup>2</sup> Bedroom 2 : 16.50m<sup>2</sup>, exposed stone walls, beams, carpet on slab

Bathroom in former pigeonnier : 13m<sup>2</sup>, bathtub, double basin, wooden floor, exposed beams.

Bedroom 3 : 12m<sup>2</sup>, carpet on slab, stairs leading to

Bedroom 4 : 14m<sup>2</sup>, carpet on slab, exposed beams

Space of 4.50m<sup>2</sup>, could be a shower room

Shower room : 3m<sup>2</sup>, shower, basin

Landing : 9.50m<sup>2</sup> giving onto the staircase

Bathroom : 5.50m<sup>2</sup>, bathtub, 2 basins, cork on walls and floor

Cupboard on landing

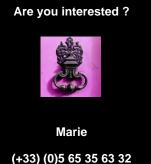
Bedroom 5 : 11.50m<sup>2</sup>, carpet, exposed beams, wardrobe

Bedroom 6 : 9m<sup>2</sup>, carpet, exposed beams, wardrobe Massive oak doors

Garden floor Ventilated vaulted cellar : 35m<sup>2</sup>, graveled floor Laundry : 5.50m<sup>2</sup>

Garage : 45m<sup>2</sup>, concrete slab, stone walls Paved awning under the terrace : 20m<sup>2</sup>, wood stock Swimming pool technical room under the terrace with shpwer, wc, basin

Swimming pool : 14x6.50m, reinforced liner, chloral system, filled with rain water, secured, gentle slope bottom from 1.20m to 2.20m. Well : 7m deep Tennis court : Jean Becker in perfect condition Main drainage School bus



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