



Ref : 9643LRC

**Beautiful and quiet property on 5 ha, dominant view and indoor pool.**

Area



Habitable : 347 m<sup>2</sup>



Usable : 435 m<sup>2</sup>



Land : 5,4 Ha

665 000 €

**Luxurious residence for sale Lot.** At the end of a dead end road, beautiful building of 347 m<sup>2</sup> living space well maintained in a dominant position offering 6 bedrooms including 3 en suite, a beautiful heated and bright indoor pool area. With all modern comfort, heat pump, mass stove, solar panels and air-conditioned wine cellar on 5 hectares of wooded land. This large property is also equipped with a semi-pro kitchen with bread oven and 2 bedrooms with an independent kitchen-dining area offering the possibility of gite, bed and breakfast or family home. Quiet and isolated, 20 minutes from all shops and services.

#### IN SUMMARY

Rooms : 9  
Bedrooms : 6  
Bathrooms : 5

Swimming pool : yes  
Garage place : 2  
Parking space : 4  
Outbuildings : yes



Geothermal



Adsl

**Advantages :** Heated indoor pool, dominant view | Modern comfort

#### SERVICES



1st Shops : 2 mn



All shops : 19 mn



Health : 19 mn



Elementary : 2 mn

Middle School : 19 mn

High school : 19 mn



19 mn



20 mn



90 mn



90 mn

#### ENERGY INFORMATION

Consommation conventionnelle 35,00 kWh/m<sup>2</sup>.an

Estimation des émissions 5,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



**Maisons & Chateaux**

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## — DESCRIPTION

Ground floor:

Entrance hall : 13 m².

Living room: 57,44 m² with mass stove, French windows on covered terrace and garden.

Dining room with kitchenette : 25,70 m².

Office : 3,87 m².

Semi-pro kitchen with bread oven : 18,11 m².

Air-conditioned bedroom 1 with dressing room: 15,84 m².

Bathroom with Italian shower, towel dryer: 7,47 m².

Wc : 1 m²

Floor 1 :

Landing and corridor with cupboards of 10,61 m² serving 2 bedrooms, 1 shower-room and 1 independent toilet.

Bedroom 2 : 11,14 m², skylight

Bedroom 3 : 15,53 m², skylight

Shower-room with shower cabin : 4,16 m².

Dovecote floor 2 :

Bedroom 4 en suite with bathroom and toilet : 18,16 m².

Beautiful height under ceiling 3.80 m, with exposed beams,

Indoor heated swimming pool : 67,87 m².

Access by living room or by the outside, corridor of 7,50 m² serving toilets, technical room and swimming pool area.

Wc : 1,40 m².

Heated swimming pool of 4 m X 8 m, bromine treatment, with shower and dehumidifier. Swimming against the current. Nice height of 7 m with exposed beams.

Basement :

Garage: 44,84 m².

Laundry room : 10 m².

Air-conditioned wine cellar : 20 m².

Independent guest rooms:

Access by the 1st floor of the house or by outside stairs.

Room 5 en suite : 23.61 m² with bathroom

With bathroom, vanity unit, towel dryer and toilet

Room 6 en suite : 19.39 m²

With bathroom, vanity unit and toilet.

Kitchen and dining room : 15,79 m².

Technical

Main heating system: geothermal heat pump (floor heating).

Solar panels on the property.

Dehumidifier indoor pool.

Water softener.

Outbuildings :

1 horse box,

Shelter for 4 vehicles.

Are you interested ?



Marie

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