



Ref : 9654TPL

Carthusian style house, quiet, close to shops, with swimming pool

Area



Habitable : 264 m²



Usable : 470 m²



Land : 3 060 m²

426 000 €

Luxurious residence for sale Lot. In the countryside, 5 minutes from the shops, beautiful chartreuse and 19th century house, 4 bedrooms and a guest house on the ground floor. In its surrounding wall, 3,000 m² of parkland with a 8x4 salt water swimming pool, well and outbuildings with two separate entrances closed by two wrought iron gates. Adjacent, possibility of additional land. The whole house has a cellar and a large garage or reception room, with a ceiling height of over 3 m.

IN SUMMARY

Rooms : 11
Bedrooms : 5
Bathrooms : 2

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



Fuel



Adsl

Advantages : shops | quiet

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 30 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 30 mn



30 mn



30 mn



90 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 165,00 kWh/m².an

Estimation des émissions 36,00 kg éqCO₂/m².an

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DESCRIPTION

On the ground floor, an independent dwelling of 70 m², with a bedroom, a shower room and a living room/kitchen, which can be used as a guest house.

On the first floor, accessible by two stone staircases, a balcony along the whole length of the house, the main living area with parquet flooring throughout, protected by linoleum in certain rooms:

Living room: 51.5 m²

with stone inglenook fireplace, triple exposure, South-West-North.

Fitted kitchen: 15 m².

South facing

Bedroom 1 : 14 m²

South facing

WC : 1,88 m²

Second kitchen : 8,45 m²

South facing, French window on terrace

Second living room : 19,80 m², fireplace

South facing, fireplace, French window on terrace

Bathroom with toilets : 9,70 m²

Bedroom 2 : 20 m², South facing

South facing, dressing room, fireplace, French window onto terrace

Bedroom 3 : 14 m², south facing

South-West facing

Bedroom 4 : 14 m²

Pool house of 30 m² with shower, toilets and pool room.

Stone sink, terrace.

Ground floor :

Large garage: 81 m²

with height under ceiling 3,23 m

Cellar : 27 m²

Kitchen, playroom: 17,80 m².

Outbuildings: 56 m².

Two parking spaces, a stone henhouse.

Swimming pool 8x4 with salt liner, beach to be finished.

Oil central heating, large underground tank.

2 electric water heaters.

Double glazing pvc, or over glazing on wood joinery, wooden shutters.

Septic tank.

Lots of charm in this property, ideal for a family home, and possibility of more land attached.

Are you interested ?



Marie

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