



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6538

• House - Sauveterre-la-Lémance •



## DETAILS

**Land surface:** 6904 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 2

**Type of heating:** Fuel/Granulés

**Drainage/sewage:** Everything in the sewer

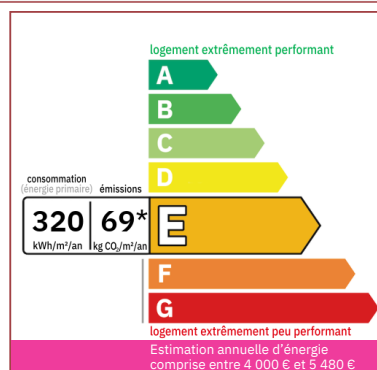
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1930



Out of sight, in the heart of a 6904m<sup>2</sup> park with flowers and century-old trees, this property will enchant you with its preserved character, its soul, its zenitude, its source and its flowing stream bringing freshness.

250 m<sup>2</sup> living

6 904 m<sup>2</sup>

Non-binding document

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Price fees included

460 000 €

Agency fees: 5 % VAT included\*

Price without fees: 438 095 €

\*The agency fees are entirely at the cost of the purchaser





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## • Description ref n°6538 •

This mansion is accompanied by its gîte, its 10x5m swimming pool heated by a heat pump and its pool house.

All the authentic elements have been preserved, rosettes on the ceiling, period cast iron radiators with moldings, wooden parquet flooring, impeccable staircase, terracotta tiles on the floor.....accompanied by decoration which respects the interior architecture.

A staircase made of wooden logs takes us into the wooded part of the park.

The main facade has beautiful balconies, completely renovated.

The main house is composed as follows:

- on the ground floor, an entrance of 9.84m<sup>2</sup>, allowing us to discover a central staircase, a major asset of these master properties.
- followed by a living room of 23.58m<sup>2</sup> filled with light with a working fireplace,
- a sunny 23.86m<sup>2</sup> dining room, with a pellet stove
- a 9.67m<sup>2</sup> kitchen which remains equipped with an electric convector, with plenty of storage cupboards

First floor:

- A landing of 3.52m<sup>2</sup>
- A 24.45m<sup>2</sup> bedroom with its private bathroom.
- A bedroom of 24.24m<sup>2</sup>
- A 13.28m<sup>2</sup> bathroom typical of the origin of this property, identical to that of Joséphine Baker in her castle.

On the second floor:

- A 6m<sup>2</sup> landing with two corridors
- An office or bedroom of 9.07m<sup>2</sup> with a dressing room of 4m<sup>2</sup> (row)
- A bedroom of 18.61m<sup>2</sup>
- A bathroom of 10.68m<sup>2</sup>
- Independent toilets
- Insulated attic

Downstairs, there is a cellar of approximately 60m<sup>2</sup> containing the heat pump and a thermodynamic hot water tank.

Insulated cellar

Property with mains drainage

Single wooden glazing.

Gîte type outbuilding consists of:

