



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7118

• House - Sauveterre-la-Lémance •



DETAILS

Land surface: 6904 m²

Number of bedrooms: 6

Number of levels: 2

Type of heating: Fuel/Granulés

Drainage/sewage: Everything in the sewer

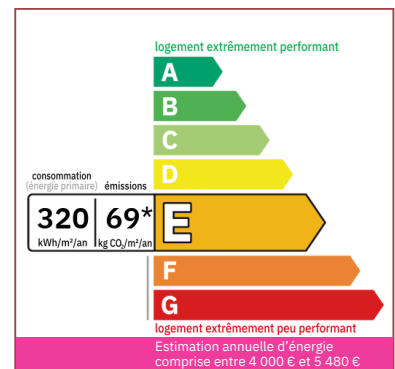
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: 1930



Out of sight, in the heart of a 6904m² 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 m² living

6 904 m²

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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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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 9.84m², allowing us to discover a central staircase, a major asset of these master properties.

-followed by a living room of 23.58m² filled with light with a working fireplace,

-a sunny 23.86m² dining room, with a pellet stove

-a 9.67m² kitchen which remains equipped with an electric convector, with plenty of storage cupboards

First floor:

-A landing of 3.52m²

-A 24.45m² bedroom with its private bathroom.

-A bedroom of 24.24m²

-A 13.28m² bathroom typical of the origin of this property, identical to that of Joséphine Baker in her castle.

On the second floor:

-A 6m² landing with two corridors

-An office or bedroom of 9.07m² with a dressing room of 4m² (row)

-A bedroom of 18.61m²

-A bathroom of 10.68m²

-Independent toilets

-Insulated attic

Downstairs, there is a cellar of approximately 60m² containing the heat pump and a thermodynamic hot water tank.

Insulated cellar

Property with mains drainage

Single wooden glazing.

Gîte type outbuilding consists of:

