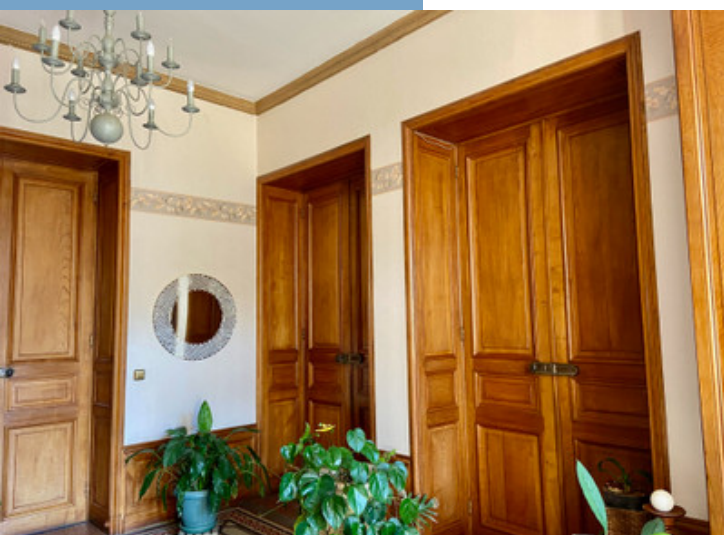
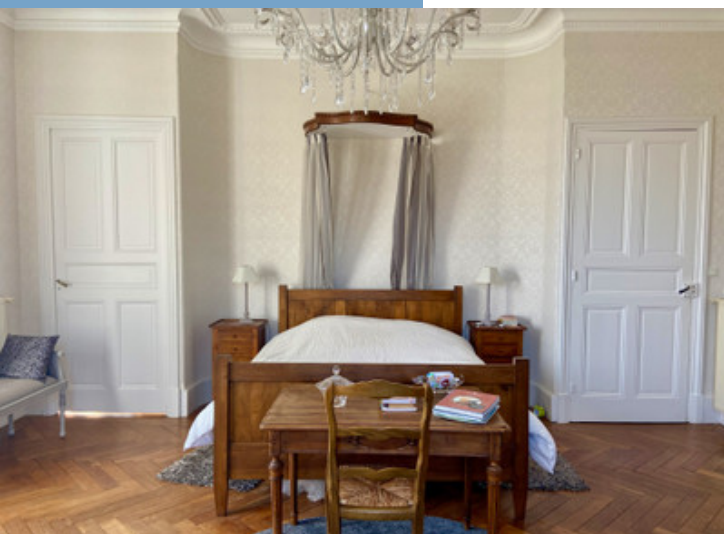




ART NOUVEAU STYLE MANOR HOUSE FROM  
1897 OF 597M2 ON 1.7HA OF LAND. SWIMMING  
POOL. 5 GITES. 1H FROM LYON



ART NOUVEAU STYLE  
MANOR HOUSE FROM  
1897 OF 597M2 ON 1.7HA  
OF LAND. SWIMMING  
POOL. 5 GITES. 1H FROM  
L...



PROPERTY FACT FILE	
REFERENCE	A12285
PRICE	€ 1,595,000 £ 1,365,639* *agency fees to be paid by the seller
BEDROOM	12
BATHROOM	7
ACCOMMODATION	597 m²
LAND	17000 m²
TOWN	Saint-Julien-Molin-Molette
DEPARTMENT	Loire
LOCATION	0-2KM to amenities
TYPE	Hôtel, Gite Complex
CONDITION	Excellent condition
FEATURES	Mains Drains, Electricity on site, Barns / outbuildings
*Price based on current exchange rate which is subject to change	



- 1 hour from Lyon
- Pool
- 
- 
- 

ART NOUVEAU STYLE  
MANOR HOUSE FROM  
1897 OF 597M2 ON 1.7HA  
OF LAND. SWIMMING  
POOL. 5 GITES. 1H FROM  
L...

Ref : A12285

New projects? Do you want to live in a castle?

Here is a property that will not leave you indifferent!

This stunning 19th century manor house, located at the gateway to the Ardèche, will enable you to make your dreams come true. With its 597m2 of living space on a 17,000m2 plot of land adorned with

## DESCRIPTIF

New projects? Have you ever dreamed of living in a castle?

Here's a property that you just can't miss!

This stunning 19th century manor house, located at the gateway to the Ardèche, will enable you to make your dreams come true. With its 597m2 of living space on a 17,000m2 plot of land adorned with century-old trees, you will be able to use its 28 rooms as you desire.

The property is composed of:

Ground floor:

- Hall of 26,25m2
- Living room 1 - 33,5m2
- Living room 2- 45,03m2
- Living room 3 - 22,10m2
- Dining room - 37,37m2
- Kitchen - 20,68m2
- Office/Library - 18,53m2

All built on a cellar of the same dimensions.

First floor:

- Hall of 18,27m2
- Bedroom 1 - 19m2 with toilet
- Bedroom 2 - 14m2
- Bedroom 3 - 23,25m2
- Bedroom 4 - 23,38m2
- Bedroom 5 - 15,44m2 with toilet and bathroom
- Bathroom 1 - 7,20m2
- Bathroom 2 - 8,70m2
- Room of - 28,82m2
- Room of - 29,14m2
- Skylight

Second floor:

- Hall of 24,18m2
- Bedroom 6 - 33,32m2 with toilet and bathroom
- Bedroom 7 - 24,13m2

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A12285>

COMPLETE FILE AND PHOTO ON REQUEST



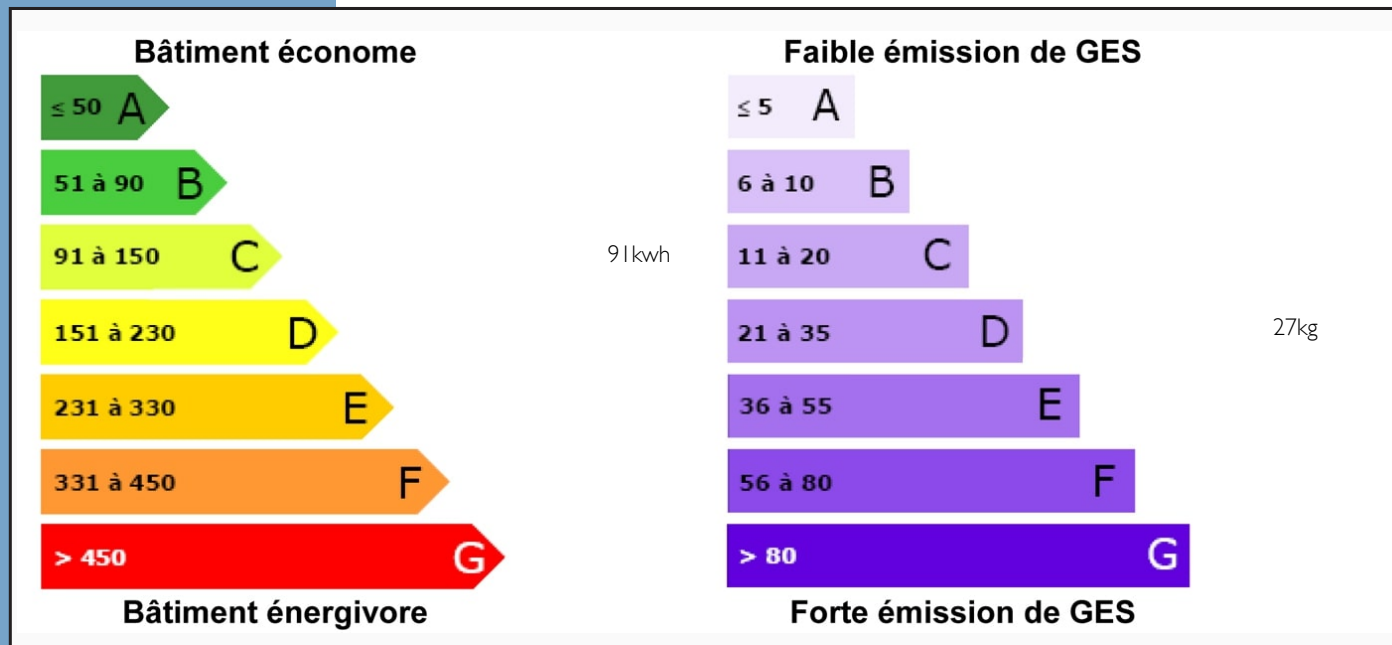


ART NOUVEAU STYLE  
MANOR HOUSE FROM 1897  
OF 597M2 ON 1.7HA OF  
LAND. SWIMMING POOL, 5  
GITES. 1H FROM L...

Ref : AI2285

## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : AI2285  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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