



BEAUTIFULLY RENOVATED PROPERTY IN EXTENSIVE GROUNDS WITH WATER MILL AND GREAT BUSINESS POTENTIAL

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BEAUTIFULLY RENOVATED
PROPERTY IN EXTENSIVE
GROUNDS WITH WATER
MILL AND GREAT
BUSINESS POTENTIAL...



PROPERTY FACT FILE	
REFERENCE	A06619
PRICE	€ 1,155,000 £ 955,878* <small>*agency fees to be paid by the seller</small>
BEDROOM	12
BATHROOM	7
ACCOMMODATION	626 m ²
LAND	33040 m ²
TOWN	Saint-André-d'Embrun
DEPARTMENT	Hautes_Alpes
LOCATION	Ski
TYPE	Gîtes, House, Country House
CONDITION	
FEATURES	Other Drainage, River Frontage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Fantastic location
- Extensive grounds
- Exceptional quality renovation
- Great business potential
- Water mill

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This stunning property is situated in the middle of extensive grounds, with its own woodlands and a large stream with bathing pools possible in the summer. Ten minutes from the ski resort at Crevoux and ten minutes from the lake at Embrun this house is perfectly situated for both summer and winter activities.

DESCRIPTIF

Ground Floor : (Owners private area)

- Large south facing terrace with cooking facilities
- Dining room (36 m²)
- Kitchen (16 m²)
- TV lounge (24 m²)
- Lounge (30 m²)
- Music room (20 m²)
- Food store (15 m²)
- Store
- Boiler room
- West facing terrace for clients

First Floor: (Owners private area)

- Winter entrance for clients with ski and boot room (15 m²)
- Laundry (6 m²)
- Store
- Master bedroom with dressing room, bathroom with twin showers and bath, and wc (46 m²)
- Bedroom 2, now a gym (13 m²)
- Bedroom 3 (16 m²)
- Bedroom 4, now a sewing room (12 m²)
- Bedroom 5 (18 m²)
- WC
- Large bathroom with twin showers and bath (15 m²)

Second Floor: (Guest areas)

- Main guest entrance
- Large entrance hallway (35 m²)
- Dining area (15 m²)
- Kitchen (12 m²)
- Lounge (19 m²)
- Guest bedroom 1, with bathroom, shower and WC (30 m²)
- Guest bedroom 2, with shower room and WC (23 m²)
- Guest bedroom 3, with shower room and WC (22 m²)

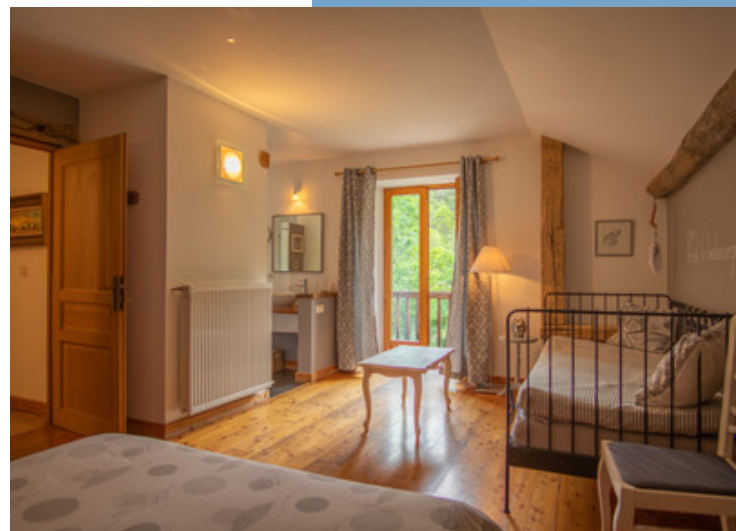
Third Floor: (Guest areas)

- Large landing
- Guest bedroom 4, with adjoining children's room, shower room and

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A06619>

COMPLETE FILE AND PHOTO ON REQUEST

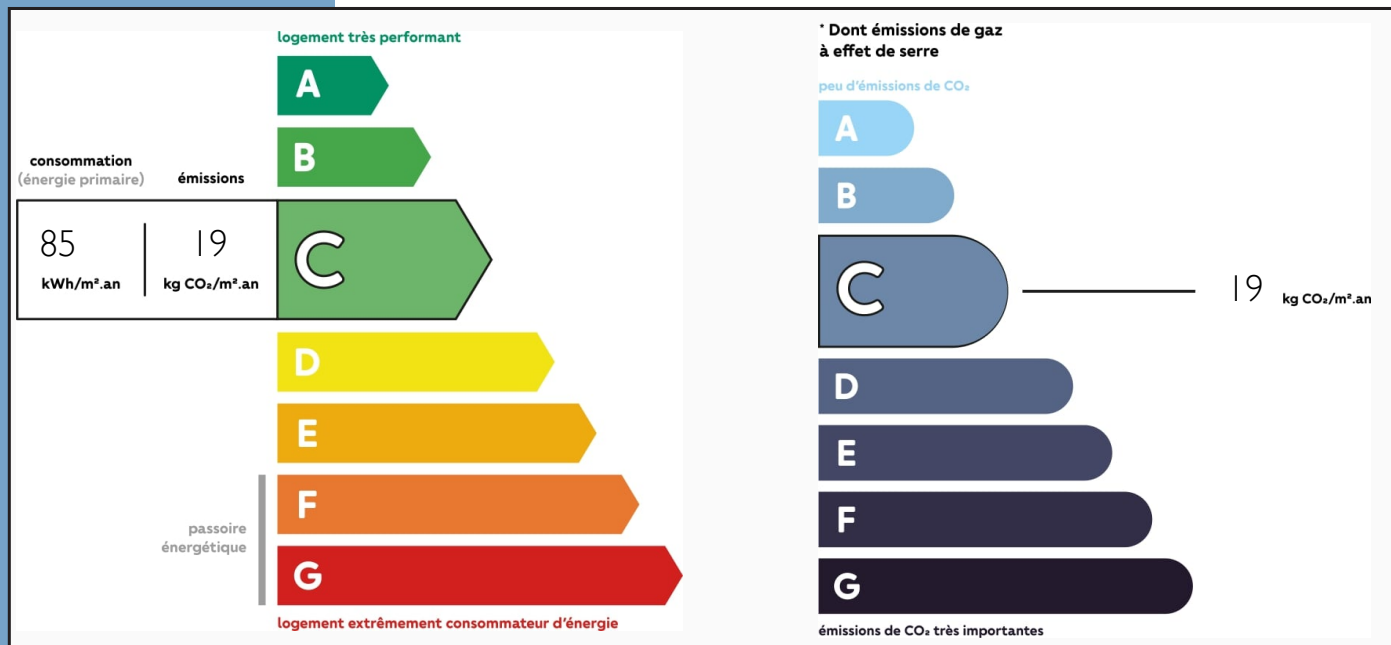


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ENERGIE-DPE

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



NOTICE

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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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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