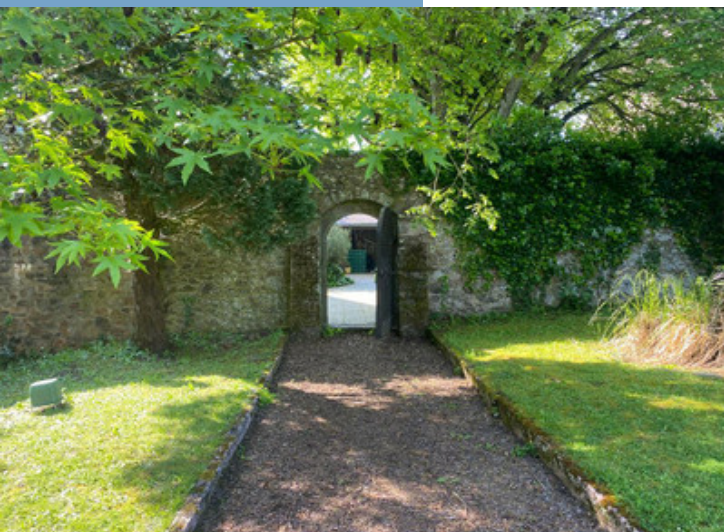




STUNNING TRADITIONAL MAISON DE MAITRE
CLOSE TO THE SEA AND AMENITIES. 7
BEDROOMS. HEATED INDOOR POOL.

STUNNING TRADITIONAL
MAISON DE MAITRE
CLOSE TO THE SEA AND
AMENITIES. 7 BEDROOMS.
HEATED INDOOR POOL...



PROPERTY FACT FILE

REFERENCE	A29525CO50
PRICE	€ 766,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	4
ACCOMMODATION	400 m ²
LAND	10000 m ²
TOWN	Blainville-sur-Mer
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Maison de Maître
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage

*Price based on current exchange rate which is subject to change



- 2,47 acres of wood land
- A heated swimming pool
-
-
-

STUNNING TRADITIONAL
MAISON DE MAITRE
CLOSE TO THE SEA AND
AMENITIES. 7 BEDROOMS.
HEATED INDOOR POOL...

Ref : A29525CO50

Vast residence steeped in art and history, 420 m2 with 13 rooms, including 7 bedrooms and 4 bathrooms. 1 heated indoor swimming pool, 1 hectare of wooded grounds. Dressed stone facades. Aerothermal heat pump.

DESCRIPTIF

This L-shaped house is a delightful blend of tradition and originality.

On the ground floor there are two large lounges of 48 and 51 m2 respectively. One in Norman style with exposed beams and granite fireplace, the other in mahogany inspired by English 19th century, with its chesterfield sofa, large bookcase and fireplace. A modern 28 m2 living-room or TV room.

A yacht cabin-style bar, a veranda with barbecue and fireplace, a fitted kitchen with an adjoining dining room, a utility room and a 40 m2 cathedral gallery hall.

A shower room and two toilets..

Upstairs, seven bedrooms, including a master suite with bathroom and dressing room, two further bathrooms and two shower rooms with toilets.

A convertible attic.

Outside, you will find a small chapel converted into a workshop with a bay window overlooking the parklands, 3 garages and two outbuildings. Heated indoor swimming pool.

The property has one hectare of wooded parklands where roe deer can sometimes be seen.

- Total surface area: 446 m2
- Living space: 420 m2
- Land area: 10,079 m2

Other

- garage : 3 places
- Heating : Individual heat pump aerothermal + electric
- Hot water : Boiler
- Fireplaces : 4
- Veranda with fireplace for barbecue
- Double glazing, plenty of storage space

Dimensions:

▣ Old wing

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29525CO50>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

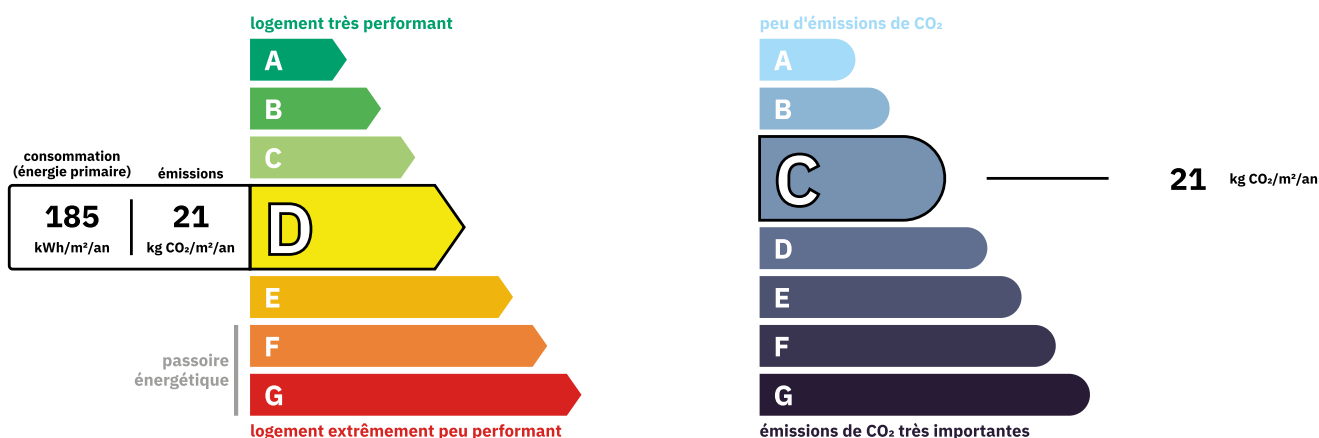
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STUNNING TRADITIONAL
MAISON DE MAITRE CLOSE
TO THE SEA AND AMENITIES.
7 BEDROOMS. HEATED
INDOOR POOL...

Ref : A29525CO50

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 5240 € and 7150€ for 2021

NOTICE

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

1: 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 : A29525CO50
FILE COMPLETE
AND PHOTOS
ON REQUEST

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