

STUNNING 1872 MAISON DE MAÎTRE/SUPERB MOUNTAIN VIEWS/BARNS / SPECTACULAR GARDEN+POOL/ NR MIELAN

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PROPERTY FACT FILE

REFERENCE	A32382GT32
PRICE	€ 523,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (496 850 EUR hors honoraires)
BEDROOM	6
BATHROOM	4
ACCOMMODATION	219 m²
LAND	2800 m²
TOWN	Sainte-Dode
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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





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- Original Belle Epoque architecture and features
- 12 X 6 swimming pool and terrace
- Fabulous mountain views and garden
- Outbuildings for gite/B&B potential
- 10-15 minutes to shops and services

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Built in 1872 for a member of the family who owned the chateau next-door, this maison de maitre is a gem of la Belle Epoque. The architectural integrity has been retained including stained glass, oak windows, layout, the staircase and orignal doors. There are 6 bedrooms, 4 are en suite, a custom-built kitchen, a separate dining



DESCRIPTION

This exceptional property was beautifully designed and built in the early days of la Belle Epoque which it still fully reflects. It is rare to find this style of property in the region. The rooms are distributed over 3 floors with a full basement. They are all well-proportioned. The wealth of original features includes the stained glass doors in the entry hall that closes off the turned oak staircase that curves its way to the top of the house.



The lovely spacious salon on the left has a marble fireplace, original ceiling roses with elegant chandeliers, and a large window to the south and the mountain view and one to the north with a view to the pond, vegetable garden and two magnificent Sequoia trees.

The dining room to the right, with similar original features, has a view to the mountains, garden, the terrace and the swimming pool.

Through one of the stained glass doors you find a WC tucked in neatly under the stairwell and the custom-designed kitchen. This is a lovely room with double exposition, a central island and lots of cupboard and workspace, all conceived by a culinary professional.

Through the other stained glass door is the staircase and up on the first floor are four ensuite bedrooms and a lovely little space with a window to the south and a magnificent mountain view.

Up on the top floor is a study with an even better view, a small play area, and two large bedrooms under the eaves.

The full basement has 5 areas/rooms and access to the back garden.
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A32382GT32

COMPLETE FILE AND PHOTO ON REQUEST

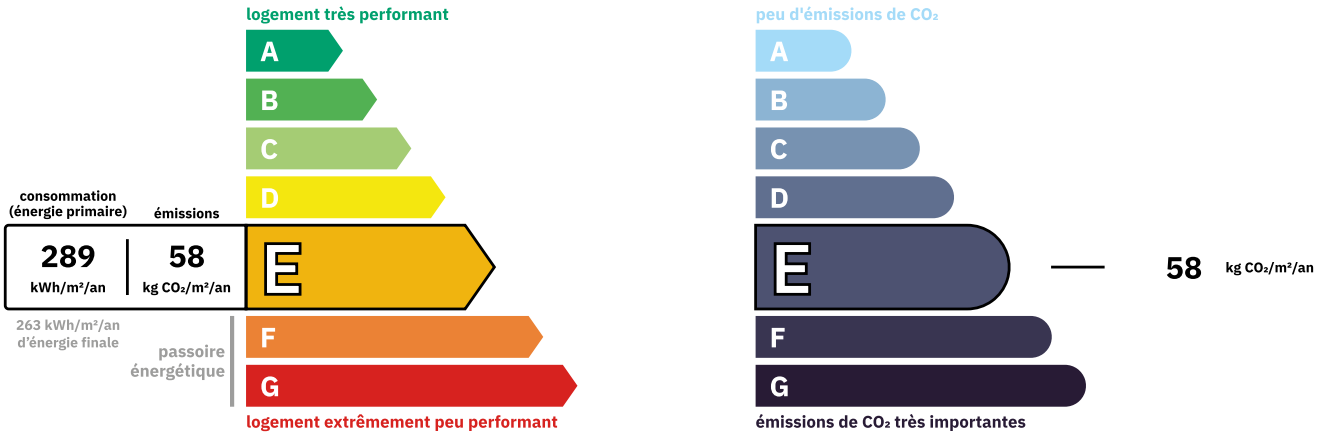
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 6060 € and 8240€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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