

# MAGNIFICENT MANSION WITH A GUEST HOUSE, POOL, SAUNA, GYM, AND OUTBUILDINGS

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# MAGNIFICENT MANSION WITH A GUEST HOUSE, POOL, SAUNA, GYM, AND OUTBUILDINGS...





## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A35670MUC16 |
| PRICE | € 784,400<br>£ 0*<br>*agency fees included: 6 % TTC to be paid by the buyer (740 000 EUR hors honoraires) |
| BEDROOM | 10 |
| BATHROOM | 4 |
| ACCOMMODATION | 650 m² |
| LAND | 5480 m² |
| TOWN | Saint-Palais-du-Né |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Maison de Vacances, Bed and Breakfast, House |
| CONDITION | Habitable, Good condition |
| FEATURES | Swimming Pool, Private drainage, Garage |

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





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- Une maison de maitre et un gite
- swimming pool
- swimming pools, gym, sauna, movie theater
- cooking lab, beehive, chicken coop
- a peaceful spot in the countryside

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This magnificent 19th-century mansion will captivate you with its architecture and timeless charm. Its cut-stone facades, high ceilings, and large windows lend it a majestic appearance. Inside, you'll be charmed by the generous spaces and abundant natural light. The two-story home offers spacious living areas, including two master

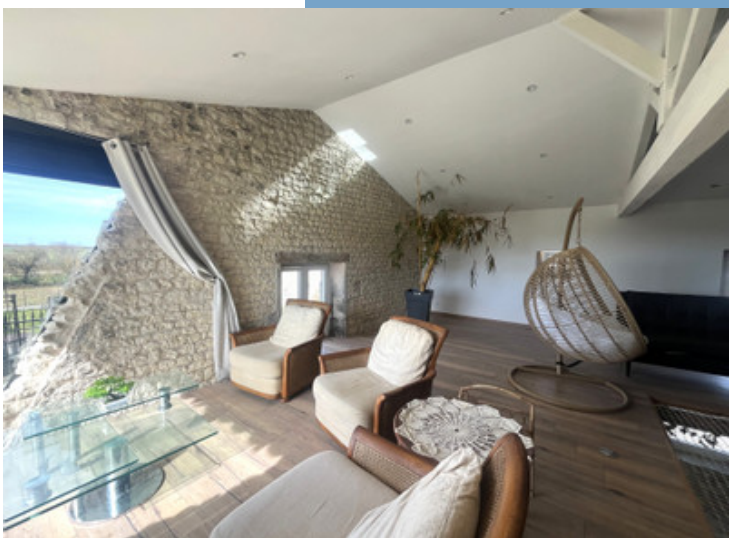


# DESCRIPTION

-A mansion of approximately 383 m² with 8 bedrooms (31.36-20 on the ground floor and 33-11.5-12-12-22-14 m2 upstairs), 1 living room 35.35 m², 1 living room 31.36 m², 1 dining room 31.36 m². A cinema room or bedroom 33 m², 2 shower rooms, 1 bathroom 11.2 m², 4 WCs
- a kitchen 22.4 m², a utility room 22.4 m², a study
- a barn of approximately 100 m² converted into a gym with a shower room, 1 WC, and a utility room.
- a guest house or holiday accommodation of approximately 244 m², 1 games room of 20.4 m², a dining room and kitchen of 66.5 m², 1 utility room, 2 bedrooms measuring 19.24 and 22.1 m², 1 shower room and a 5.6 m² bathroom, 2 WCs, a large 70 m² relaxation room with a cinema area featuring a projection screen.
- a 15 m² garage, a fully equipped professional kitchen with a wood-fired oven (27.5 m²), a carport
- a 41 m² swimming pool, a 5.5 m² sauna, a utility room
- a henhouse, a beehive, a bread oven and a well.



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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
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COMPLETE FILE AND PHOTO ON REQUEST

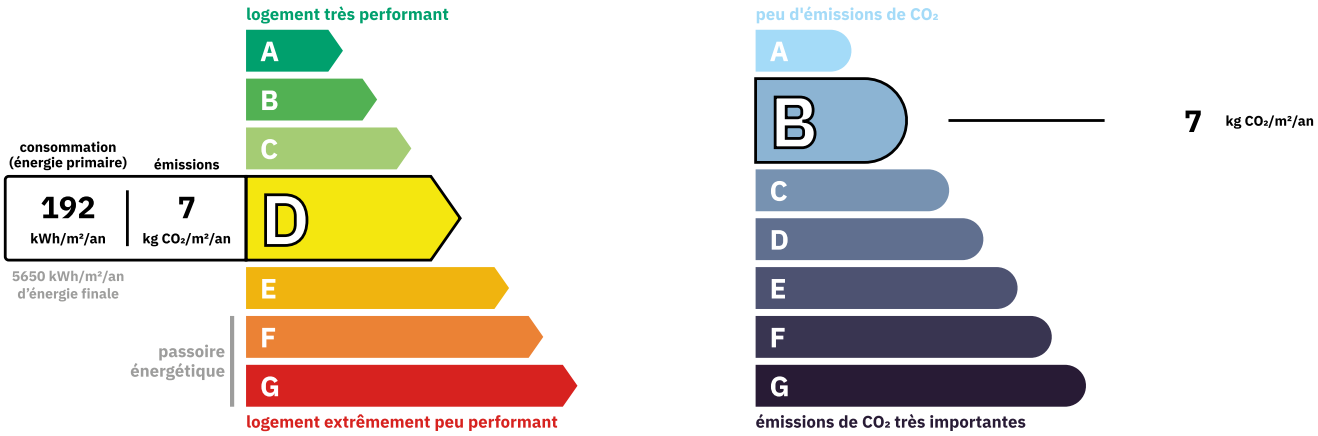
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# ENERGIE-DPE




Property Poorly efficient
Estimated annual energy costs
between 5650 € and 7700€ for 2025

# NOTICE

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# CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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