



ESTIGIOUS RESIDENCE WITH 3 BEDROOMS, 2  
LIVING ROOMS, 1 FULLY EQUIPPED KITCHEN  
AND A GÎTE (HOLIDAY COTTAGE). A

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PROPERTY FACT FILE	
REFERENCE	A44506DIH07
PRICE	€ 1,735,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 650 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	2
ACCOMMODATION	270 m <sup>2</sup>
LAND	22000 m <sup>2</sup>
TOWN	Saint-Michel-de-Boulogne
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Family Home
CONDITION	
FEATURES	River Frontage, Private parking, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- prestigious residence
- geothermal heating
- high-quality materials
- 2.2 hectare park
- very quiet environment

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restigious and characterful residence comprising 4 bedrooms and a guest house.

Possibility of expansion by converting a dovecote and additional rooms.

All situated in a 2.2-hectare park.

## DESCRIPTION

A Timeless Historical Estate of Elegance and Comfort

Prestigious historical residence nestled in a verdant 2.2-hectare park of meadow and woodland, harmoniously blending authenticity and prestige. Lovingly renovated with passion by its owners, it offers a rare living environment steeped in charm and history.

The main stone building boasts 243 m<sup>2</sup> of refined living space, with spacious lounges featuring fireplaces. The property is noted for its brightness thanks to its large mullioned windows adorned with stained glass. A tower with a medieval spiral staircase lends the property a unique sense of timeless authenticity and character.

Three bedrooms, an office, dining room, study, fully equipped kitchen, vaulted cellar and laundry room complete this elegant ensemble, where fine materials and modern comfort meet history.

A separate 49 m<sup>2</sup> guest house and a dovecote — convertible into an additional bedroom — provide further accommodation, ideal for family, friends, or a luxury hospitality project. Expansion possibilities include converting additional rooms and the dovecote.

Outside, multiple terraces invite relaxation with privileged views of the valley and the river flowing below. An elevated path leads to a dedicated area for outdoor gatherings, ideally suited for installing a swimming pool.

An opportunity not to be missed — this residence is certain to enchant

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Information about risks to which this property is exposed is available on the Géorisques websi...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44506DIH07>

COMPLETE FILE AND PHOTO ON REQUEST



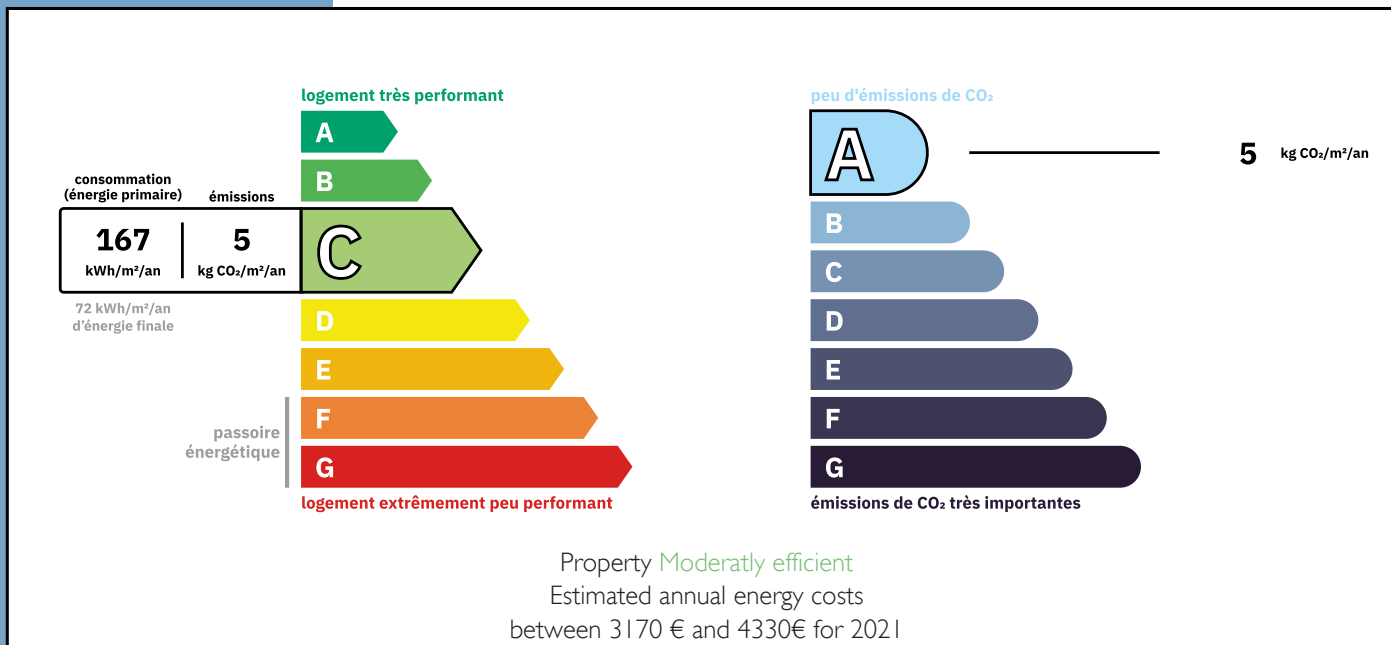
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## ENERGIE-DPE

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



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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