



Ref : 9822CHG

## Large and beautiful property with equestrian facilities

Area

Habitable : 735 m<sup>2</sup>

Usable : 2 485 m<sup>2</sup>

Land : 25,7 Ha

2 580 000 €

**Luxurious residence for sale Lot.** Beautiful estate of winegrower origin set in front of a spectacular 180 degree panorama dominating the nature and the first 14 hectares of the property. The stone house of 453 m<sup>2</sup> offers on the ground floor a large kitchen opened by a large veranda to enjoy the view, a dining room and a living room connected with the large covered terrace, emblematic place of the house. 7 bedrooms including 6 en suite, large vaulted living room on the ground floor, outbuildings including a magnificent vaulted wine storehouse of 130 m<sup>2</sup> for receptions and a former barn used as garages.

### IN SUMMARY

Rooms : 15  
Bedrooms : 7  
Bathrooms : 6

Swimming pool : yes  
Garage place : 3  
Parking space : 10  
Outbuildings : yes

Wood and Fuel  
Adsl  
Fiber

**Advantages :** Position with panoramic view | high-end equestrian installations

### SERVICES

1st Shops : 10 mn | All shops : 15 mn | Health : 35 mn

Kindergarten : 2 mn | Elementary : 2 mn | Middle School : 10 mn | High school : 20 mn

35 mn | 40 mn | 55 mn | 90 mn

### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données

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## — DESCRIPTION

Away from the property, with a direct access, equestrian installations with a large riding arena with boxes, reception area, bar, equipped kitchen, the whole of about 1500 m<sup>2</sup> on the ground. Above, a dwelling of about 150 m<sup>2</sup>, near the riding school a walker and a quarry of about 1300 m<sup>2</sup> surrounded by meadows and woods.

A comfortable perched hut with a bedroom en suite to stay in contact with nature.

A part of the land is classified as a building zone dedicated to tourist activities and would allow the establishment of light leisure dwellings according to the projects.

Close to the property but independent, a guest house with its private swimming pool, the whole entirely restored,

A land of 11 hectares partly constructible with equestrian vocation.

A unique property in a position with a breathtaking panoramic view. Charming, 25 hectares of land in total and high quality equestrian facilities.

### THE MAISON DE MAITRE

On the ground floor,

Arched entrance, 18.61 m<sup>2</sup>.

Beautiful glass door in wrought iron

Stone vault, barrel vault, travertine floor

Cloakroom space, 4.49 m<sup>2</sup>,

Sink, cupboards

Independent toilet 1.89 m

Hanging toilet, a window

Office or bedroom 1, 18.47 m<sup>2</sup>, a window

A marble fireplace, travertine floor, 2 windows on 2 sides

Bedroom 2 en suite, 34.49 m<sup>2</sup>, two windows

two windows, solid parquet floor

Bathroom with Italian shower, furniture with stone basin, suspended toilet

Kitchen with veranda, 43.62 m

Fully equipped and furnished, the kitchen opens onto a dining room in the veranda, accessible from the courtyard, open on the panorama.

2 old cupboards with walnut doors,

Office, 7.20 m

a window above a beautiful stone sink, cupboards,

Dining room, 40.00 m<sup>2</sup>, 3 windows and a glass door  
3 windows and a glass door that gives access to the large terrace,  
wood stove, old tiled floor

Large covered terrace, 100 m<sup>2</sup>.

The masterpiece of the house to enjoy the view, sheltered, in any season, the terrace is accessible from the dining room and the large living room by glass doors and from the garden by a large stone staircase next to the pool.

Large living room, 44.37

Large bay opening onto the large covered terrace to enjoy the panoramic view,  
monumental stone fireplace, travertine floor,

Above in mezzanine,

Office space, 21.71 m

Plateau 47.71 m<sup>2</sup>

Space for bedroom 3 or library lounge

Bathroom, 07.02 m<sup>2</sup>, Bathtub, washbasin

Bathtub, washbasin furniture, suspended toilet, VMC

Bedroom 4 with shower room, 13 m<sup>2</sup> under slopes

under sloping ceilings, exposed framework 27 m<sup>2</sup> on the ground, sisal floor

Shower room, with shower, toilets, piece of furniture basin

On garden floor R-1 :

Billiard room, 61.43 m<sup>2</sup>.

Large vaulted room with cross vaulted ceiling  
a glass door on terrace

Bedroom 5 en suite 21.12 m<sup>2</sup> with

a glass door on terrace with view

Entrance hall 3.65 m

Shower room 4.75 m<sup>2</sup> with

washbasin on cupboard, shower, WC, tiled floor, a window

Bedroom 6 en suite, 21.06 m<sup>2</sup>, with  
a glazed door on terrace side view  
Shower room 8.43 m<sup>2</sup>, shower, WC  
shower, WC

Bedroom 7 en suite 20.58 m<sup>2</sup>, a window  
A glass door on the terrace with view  
Entrance hall, 3.64 m<sup>2</sup>, bathroom  
Bathroom 8.43 m<sup>2</sup>, 1 window  
1 window, 2 basins furniture, shower,  
independent WC

Laundry, sanitary 28 m  
Sanitary space with shower, Wc, a glass door towards garden side swimming pool  
Laundry room with washing machine and dryer connections  
laundry with large cupboards,

A vaulted cellar to create a space hammam, jacuzzi

Cellar, 80 m<sup>2</sup>, with  
boiler room, viessmann boiler and hot water tank,

#### SWIMMING POOL

Large swimming pool with overflow, in free form to enjoy the site and the views.

#### THE OUTBUILDINGS

Distributed by a beautiful paved courtyard of about 600 m<sup>2</sup>.

Old vaulted wine storehouse with pigeon house, 130 m<sup>2</sup>.  
A magnificent and rare room due to its typology, the fact that it is accessible on the same  
level as the courtyard, even though it is semi-buried.  
The entrance is closed by a beautiful and large ironwork window.  
Travertine floor on the whole surface,  
Height under vault full arch 4.22 m  
Of which entrance 41 m<sup>2</sup>, reception 89 m<sup>2</sup>.  
An ideal place for events, exhibition,

Old barn used as a garage 70.00 m

Are you interested ?



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