

# Saint-Paul-en-Fôret: beautifully located and 'turn-key' / ready-to-move detached villa!

Price : € 895.000



**Rooms :** 8  
**Views :** Forest

**Bedrooms :** 8  
**Land Area :** 3052m<sup>2</sup>

**Bathrooms :** 6  
**Reference ID :** 2394 / 557

**Sqft :** 250 m<sup>2</sup>

**Type :** House

## EXCLUSIVE SALE

Detached spacious villa with attached annexe (approx. 250m<sup>2</sup> living space), currently used as chambre d'hotes, but also usable as an individual villa.

The villa has, besides a cosy lounge/living room with dining area and breakfast bar, French doors to the spacious terrace with swimming pool, a spacious enclosed fully equipped kitchen, 7 bedrooms, 6 of which with en-suite modern and luxurious bathrooms with shower, washbasin and toilet. In addition, there is an individual studio, also with amenities.

The villa is completely renovated in 2021/2022 and equipped with, among other things, new aluminium window frames with double glazing, electrics, wifi (fibre), new walls, floors and ceilings, hot water boilers and reversible air conditioning system.

The grounds (3,052 m<sup>2</sup>) are well cared for; there is ample parking (7 cars) at the driveway, a beautifully landscaped garden with petanque / jeux de boules court, an outdoor sauna, jacuzzi and solar shower. Around the spacious swimming pool 12 x 6m, is a

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spacious terrace with various sun and shade corners.

Used as a Chambre d'hotes, there are 5 guest rooms, each with its own entrance and outdoor area, double box-spring bed, sitting area, and luxury bathroom. There is also a restaurant licence.

The technical and storage rooms can be found under the swimming pool and under the house where there is also a large washing machine and dryer.

The villa is sold ready to move in and, if interested, the current operation of the maison d'hotes can also be taken over.

#### Features :

Air-conditioning	Fireplace	Double glazing	
Internet	Jacuzzi	Furnished	
Crawl space		Outdoor lighting	Disabled access
Optical fiber	Alarm system	Bowling green	Swimming pool
Sauna	Spa	Playground	

#### Area`s:

1 Land	1	2 Lavatory	1 Living-room
1 Dining room	1 Kitchen	1	1 Master bedroom
1 Walk-in closet	5 Bedroom	1 Studio	6 Shower room / Lavatory
1 Laundry room	1 Maintenance room		

#### Nearby:

Highway (10 km)	Bus	Town centre (500 metres)	Shops (500 metres)
Sea (25 km)	Beach (25 km)	On main road (100 metres)	Supermarket (500 metres)

Airport (65 km)

Energy - Conventional consumption Class : C

Energy - Emissions estimate Class : A

Electricity : 1

Land Value Tax : 2.373 € / year

Energy - Conventional consumption : 132 kWh/m².year

Energy - Emissions estimate : 4 kg éqCO2/m².year



See more

<https://azurpavillon.com/real-estate/listing/saint-paul-en-fôret-beautifully-located-and-turn-key-ready-to-move-detached-villa-84177092>