

# St.Paul-en-Fôret | Beautifully located country house

Price : € 1.080.000



**Rooms :** 6      **Bedrooms :** 5      **Bathrooms :** 4      **Sqft :** 240 m<sup>2</sup>      **Type :** House  
**Views :** Hills, Greenery, Park      **Land Area :** 4880m<sup>2</sup>      **Reference ID :** 2397 / 560

## CO-EXCLUSIVE SALE

Beautifully situated country house with magnificent garden / park and spacious driveway. Built in 1810; later extended also with a separate 'cottage', equipped with 2 extra bedrooms with luxury bathrooms. Total living area approx. 225m<sup>2</sup> + sousterrain.

Located within walking distance of the charming village of Saint Paul en Forêt. The grounds (4,880 m<sup>2</sup>) are a well-maintained park/ estate with several terraces, a beautiful garden with several water features, fed with water from an old French 'Lavoir' (washing place). The driveway, equipped with an automatic gate and lined with beautiful trees, leads you to the country house with spacious hall, cosy living room with large fireplace, dining room, luxury kitchen, 2 bedrooms with bathroom on the ground floor and the master bedroom with dressing room, bathroom, separate toilet and workarea on the first floor.

Around the house are several terraces (partly roofed over in 2021) and in the underbuild a spacious basement is to be found with washing area and lots of storage space.

The cottage, located next to the swimming pool, offers a further 2 bedrooms and 2 bathrooms.

Also located on this property is a separate little house/storage room of approx. 15m<sup>2</sup>.

Everything is well maintained and move-in ready!

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TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

Recently the following modifications have been realised:

2022: pool heating;

2023: new roof (inside and outside) little house/storage room - outside heating main terrace - video intercom system - partly painting outside - outside solar shower at pool;

2024: new terrace around the pool.

This country house, situated in beautiful surroundings, with the additional cottage, could also offer the use as Chambre d'hôtes.

#### Features :

Car port	Irrigation sprinkler	Barbecue	Fireplace
Double glazing	Internet	Swimming pool	Electric gate
Spring	Television	Playground	Air-conditioning
	Crawl space	Outdoor lighting	Well
Safe	Videophone		

#### Area`s:

1 Land	3 Terrace	2 Studio	1 Entrance
2 Lavatory	1 Living-room	2 Cupboard	1 Eat-in kitchen
3 Bedroom	1 Walk-in closet	4 Bathroom / Lavatory	1 Corridor
1 Study	1 Cellar	1 Root cellar	

#### Nearby:

Town centre (500 metres)	Park (500 metres)	Supermarket (500 metres)	Shops
Golf	Airport (65 km)	Sea (25 km)	Beach (25 km)

Energy - Conventional consumption Class : D

Energy - Emissions estimate Class : E

Electricity : 1

Land Value Tax : 3.167 € / year

Energy - Conventional consumption : 166 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 48 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



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