

# Unique stately villa on spacious plot

Price : € 690.000



<b>Rooms :</b> 10	<b>Bedrooms :</b> 5	<b>Bathrooms :</b> 2	<b>Sqft :</b> 203.43 m <sup>2</sup>	<b>Type :</b> House
<b>Views :</b> Hills, Greenery, Forest, City	<b>Land Area :</b> 5095m <sup>2</sup>	<b>Reference ID :</b> 2408 / 571		

In the early 1900s, this stately villa was built as a 'hunting lodge' on a plot of over 5,000 m<sup>2</sup>. History shows that the property has been owned by famous soap makers and notables of this region, and now this beautiful country house with swimming pool and private chapel is waiting for its next owner.

Over the 3 floors, with entrances on the ground and first floors, are 6 bedrooms, 2 bathrooms, an additional shower room, a lounge, dining room, kitchen, utility room and on the ground floor a spacious entrance hall / vestibule.

Surrounding the house are terraces with fountains; a vegetable and walking garden with 'restanques', a garden with the well-maintained swimming pool equipped with an automatic cover for swimming even in the low season. At the end of the drive are 2 garage boxes and there is ample parking space.

The maintenance is good; the roof has been maintained annually, almost all windows have been replaced in style and fitted with double glazing and last year the liner and filter system of the pool were replaced. The terrace around the house is by 'Pierre de France' and a high-pressure cleaning will bring back its former glory.

Besides city water, there is a well and under one of the terraces a generous extra catchment which is naturally replenished. Annual maintenance is also carried out here with checks on the water, pumps and filters.

There are expansion and splitting possibilities that I would be happy to show you at a viewing. We offer this unique property with a competitive asking price bearing in mind that there is a need for investment to tackle the 'old glory' in style!

<https://youtu.be/Bjev8KzB0iU?si=i8w12ULpksopJUcB>

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#### Features :

Fireplace	Double glazing		
Outdoor lighting	Well drilling	Well	Spring
	Electric gate	Bowling green	Swimming pool
Water softener			

#### Area`s:

2 Garage	1 Not used	1 Land	1 Entrance
1 Study	1 Master bedroom	1 Walk-in closet	1 Bathroom / Lavatory
1	1 Corridor	1 Living-room	1 Living room/dining area
1 Kitchen	1 Root cellar	1 Lavatory	4 Bedroom
1 Hallway	1 Bathroom / Lavatory		

#### Nearby:

Airport	Highway	Bus	Town centre
Shops	Primary school	Secondary school	Train station
Hospital/clinic	On main road	Supermarket	

Energy - Conventional consumption Class : D

Energy - Emissions estimate Class : E

Electricity : 1

Land Value Tax : 3.712 € / year

Energy - Conventional consumption : 196 kWh/m².year

Energy - Emissions estimate : 55 kg éqCO2/m².year



See more

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