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| PROPERTY FOR SALEBELVES AREA |





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| Ref: AP2609 |  | Price: 997.500 € |

Discover this unique property, offering an exceptional living environment and quality facilities, located just 5 km from one of France's most beautiful villages and its amenities.

The main house, on one level, welcomes you with a magnificent 76 m2 living room bathed in natural light, two dressing rooms, three en suite bedrooms each with en-suite shower/toilet offer a luxurious and functional living space. A luminous veranda completes this convivial living space.

The main house features a reversible heat pump and double-glazing, ensuring year-round comfort and energy efficiency.

The estate also includes 5 independent chalets, each with its own intimate garden, offering accommodation for 4 to 7 people. Perfect for hosting friends, family or even guests seeking peace and privacy.

A 144 m2 reception room, equipped with a professional kitchen, offers you the possibility of organizing private events, seminars or group meetings.

The flat, enclosed grounds of almost 3 hectares offer generous, secure outdoor space, ideal for enjoying the great outdoors in peace and quiet. A 75 m2 workshop provides storage space for tools and equipment.

At the heart of the estate, a 9 x 4-meter, flat-bottomed swimming pool invites you to relax and enjoy leisure activities with family and friends.

Don't miss this rare opportunity to acquire an exceptional estate offering a privileged lifestyle in unspoilt surroundings.

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| Characteristics: |
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| * Type: Gîtes / Chambres d'Hôtes Property
* Constructed in 2005
* Style: Traditional
* Pool
* Joint ownership: Detached
 | * Condition: Good
* Usable area: 401 m²
* Land surf. area: 28.836 m²
* Living space: 76 m²
* Non isolated countryside
* Orientation: South
 | * 15 bedrooms
* 23 rooms
* 2 parkings
* Heating type: Heating pump
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| Energy Consumption: |
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| **109 KWHep/m² an** | **3 Kg CO2/m² an** |
| **Classe DPE - C** | **Classe GES - A** |

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| Additional Information: |
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| Property location:* Non isolated countryside

Garden Level:* Cellar
* 3 Bedrooms
* Dressing Room
* Open plan reception
* 2 Shower Room
* Bathroom
* Veranda
* WC

Outbuildings:* Hangar
* 5 House
* Other

Energy report:* Energy performance 109,00 KWHep/m²an
* Gas emission 3,00 Kgco2/m²an
* Année de référence utilisée pour établir la simulation des dépenses annuelles
* Date de réalisation DPE (jj/mm/aaaa)
 | Energy report (continued):* Montant bas supposé et théorique des dépenses énergétiques 1.060,00 €
* Montant haut supposé et théorique des dépenses énergétiques 1.490,00 €

Heating:* Wood
* Electric

Other equipment:* Double Glazing
* 4 Septic tank

Windows:* Double Glazing

Services:* Nearest town :
* Nearest shops :
* School
* Railway Station
* Bungalow

Land:* Garden
* Swimming Pool

Roof:* Tiles

View:* Panoramic view
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| Photos: |
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| C:\ProgramData\activimmo\doc\06gildc6343530_Images\17gildc6501787p365a7ba5d92004.jpgDSC01823-2.jpg | C:\ProgramData\activimmo\doc\06gildc6343530_Images\17gildc6501787p1665f1d232a0d98.jpgIMG\_5261.jpeg |

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