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| PROPERTY FOR SALE  BELVES 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: | | | | --- | --- | --- | |  | | | | * 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: | | | --- | --- | |  | | |  |  | | **109 KWHep/m² an** | **3 Kg CO2/m² an** | | **Classe DPE - C** | **Classe GES - A** | |

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| | Additional Information: | | | --- | --- | |  | | | 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: | | | --- | --- | |  | | | DSC01818-2.jpg | DSC01824-2.jpg | | DSC01828-2.jpg | DSC01815-2.jpg | | DSC01823-2.jpg | IMG\_5261.jpeg | |