LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BEAUTIFULLY RENOVATED PROPERTY IN EXTENSIVE GROUNDS WITH WATER MILL AND GREAT BUSINESS POTENTIAL

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PROPERTY FACT FILE

REFERENCE	A06619
PRICE	€ 1,155,000 £ 0* *agency fees to be paid by the seller
BEDROOM	12
BATHROOM	7
ACCOMMODATION	626 m²
LAND	33040 m²
TOWN	Saint-André-d'Embrun
DEPARTMENT	
LOCATION	Ski
TYPE	Gîtes, House, Country House
CONDITION	Good condition
FEATURES	Private drainage, Private parking, Barns - outbuildings

*Price based on current exchange rate which is subject to change





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- Fantastic location
- Extensive grounds
- Exceptional quality renovation
- Great business potential
- Water mill

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This stunning property is situated in the middle of extensive grounds, with its own woodlands and a large stream with bathing pools possible in the summer. Ten minutes from the ski resort at Crevoux and ten minutes from the lake at Embrun this house if perfectly situated for both summer and winter activities.



DESCRIPTION

Ground Floor : (Owners private area)
- Large south facing terrace with cooking facilities
- Dining room (36 m²)
- Kitchen (16 m²)
- TV lounge (24 m²)
- Lounge (30 m²)
- Music room (20 m²)
- Food store (15 m²)
- Store
- Boiler room
- West facing terrace for clients



First Floor: (Owners private area)
- Winter entrance for clients with ski and boot room (15 m²)
- Laundry (6 m²)
- Store
- Master bedroom with dressing room, bathroom with twin showers and bath, and wc (46 m²)
- Bedroom 2, now a gym (13 m²)
- Bedroom 3 (16 m²)
- Bedroom 4, now a sewing room (12 m²)
- Bedroom 5 (18 m²)
- WC
- Large bathroom with twin showers and bath (15 m²)



Second Floor: (Guest areas)
- Main guest entrance
- Large entrance hallway (35 m²)
- Dining area (15 m²)
- Kitchen (12 m²)
- Lounge (19 m²)
- Guest bedroom 1, with bathroom, shower and WC (30 m²)
- Guest bedroom 2, with shower room and WC (23 m²)
- Guest bedroom 3, with shower room and WC (22 m²)

Third Floor: (Guest areas)
- Large landing
- Guest bedroom 4, with adjoining children's room, shower room and

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A06619

COMPLETE FILE AND PHOTO ON REQUEST

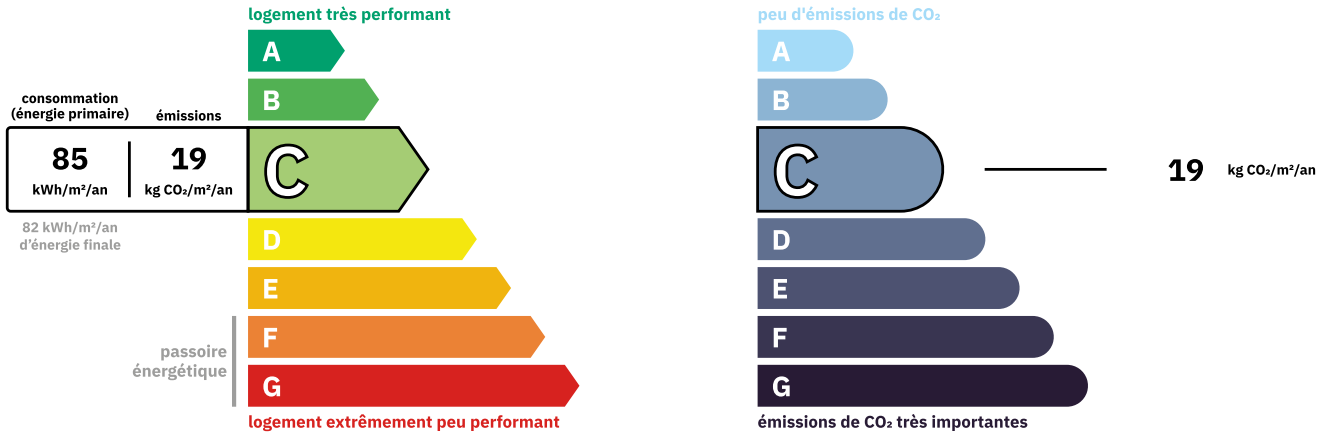
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3490 € and 4790€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A06619

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