

MAGNIFICENT MANSION WITH A GUEST HOUSE, POOL, SAUNA, GYM, AND OUTBUILDINGS

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PROPERTY FACT FILE

REFERENCE	A35670MUC16
PRICE	€ 784,400 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (740 000 EUR hors honoraires)
BEDROOM	10
BATHROOM	4
ACCOMMODATION	650 m²
LAND	5480 m²
TOWN	Saint-Palais-du-Né
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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





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- Une maison de maitre et un gite
- swimming pool
- swimming pools, gym, sauna, movie theater
- cooking lab, beehive, chicken coop
- a peaceful spot in the countryside

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This magnificent 19th-century mansion will captivate you with its architecture and timeless charm. Its cut-stone facades, high ceilings, and large windows lend it a majestic appearance. Inside, you'll be charmed by the generous spaces and abundant natural light. The two-story home offers spacious living areas, including two master

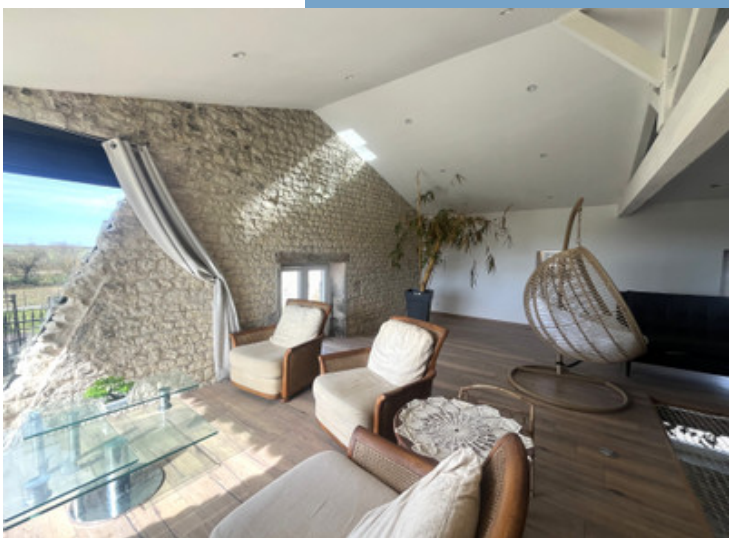


DESCRIPTION

-A mansion of approximately 383 m² with 8 bedrooms (31.36-20 on the ground floor and 33-11.5-12-12-22-14 m2 upstairs), 1 living room 35.35 m², 1 living room 31.36 m², 1 dining room 31.36 m². A cinema room or bedroom 33 m², 2 shower rooms, 1 bathroom 11.2 m², 4 WCs
- a kitchen 22.4 m², a utility room 22.4 m², a study
- a barn of approximately 100 m² converted into a gym with a shower room, 1 WC, and a utility room.
- a guest house or holiday accommodation of approximately 244 m², 1 games room of 20.4 m², a dining room and kitchen of 66.5 m², 1 utility room, 2 bedrooms measuring 19.24 and 22.1 m², 1 shower room and a 5.6 m² bathroom, 2 WCs, a large 70 m² relaxation room with a cinema area featuring a projection screen.
- a 15 m² garage, a fully equipped professional kitchen with a wood-fired oven (27.5 m²), a carport
- a 41 m² swimming pool, a 5.5 m² sauna, a utility room
- a henhouse, a beehive, a bread oven and a well.



Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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COMPLETE FILE AND PHOTO ON REQUEST

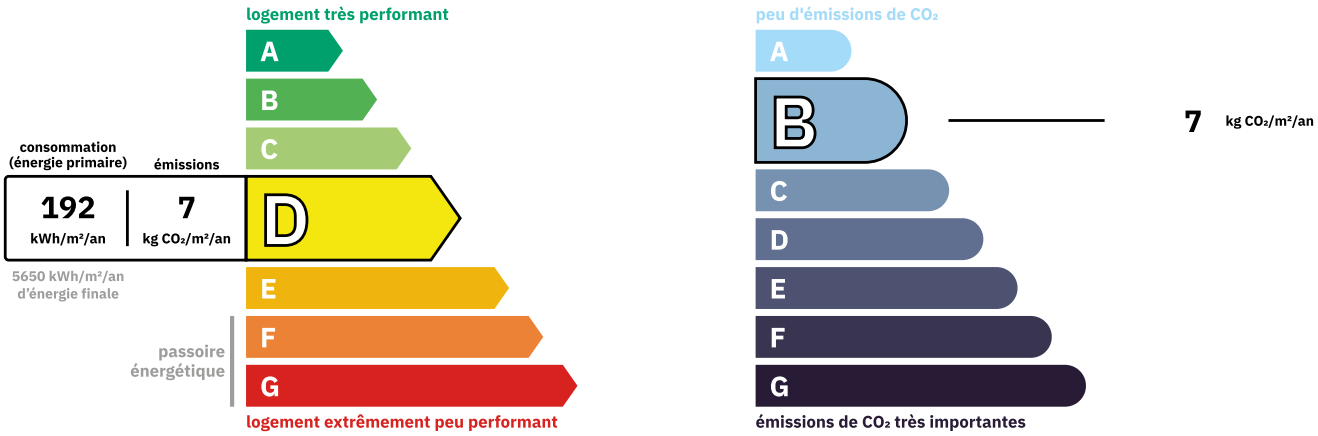
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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5650 € and 7700€ for 2025

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.

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CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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