



ESTIGIOUS RESIDENCE WITH 3 BEDROOMS, 2  
LIVING ROOMS, 1 FULLY EQUIPPED KITCHEN  
AND A GÎTE (HOLIDAY COTTAGE). A

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ESTIGIOUS RESIDENCE  
WITH 3 BEDROOMS, 2  
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PROPERTY FACT FILE	
REFERENCE	A44506DIH07
PRICE	€ 1,735,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 650 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	2
ACCOMMODATION	270 m <sup>2</sup>
LAND	22000 m <sup>2</sup>
TOWN	Saint-Michel-de-Boulogne
DEPARTMENT	
LOCATION	
TYPE	Maison, Family Home
CONDITION	
FEATURES	River Frontage, Private parking, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- prestigious residence
- geothermal heating
- high-quality materials
- 2.2 hectare park
- very quiet environment

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restigious and characterful residence comprising 4 bedrooms and a guest house.

Possibility of expansion by converting a dovecote and additional rooms.

All situated in a 2.2-hectare park.

## DESCRIPTION

Nestled in a verdant setting of over 2.2 hectares, this characterful residence harmoniously blends authenticity, prestige, and modern comfort.

Completely renovated with the heart and passion of its owners, it offers a rare living environment, steeped in charm and history.

The main stone building boasts a generous 243 m<sup>2</sup> of living space. It captivates with its spaciousness, fine materials, and numerous living areas, including inviting lounges with fireplaces, perfect for convivial gatherings.

Three bedrooms, an office, and bright rooms complete this refined ensemble.

Outside, multiple terraces invite relaxation and offer privileged views of the wooded park. A tower with a medieval stone staircase lends the property a unique and timeless character.

A separate 49 m<sup>2</sup> guest house completes the property, ideal for accommodating family and friends or developing a hospitality business.

An exceptional place where old-world charm meets meticulous renovation, in a peaceful and unspoiled setting.

Don't miss it! You're sure to fall in love.

Envoyer des commentaires

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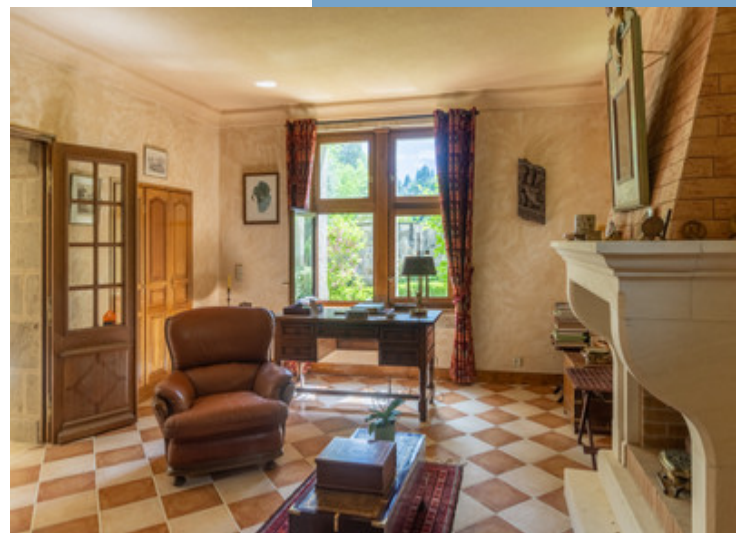
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44506DIH07>

COMPLETE FILE AND PHOTO ON REQUEST



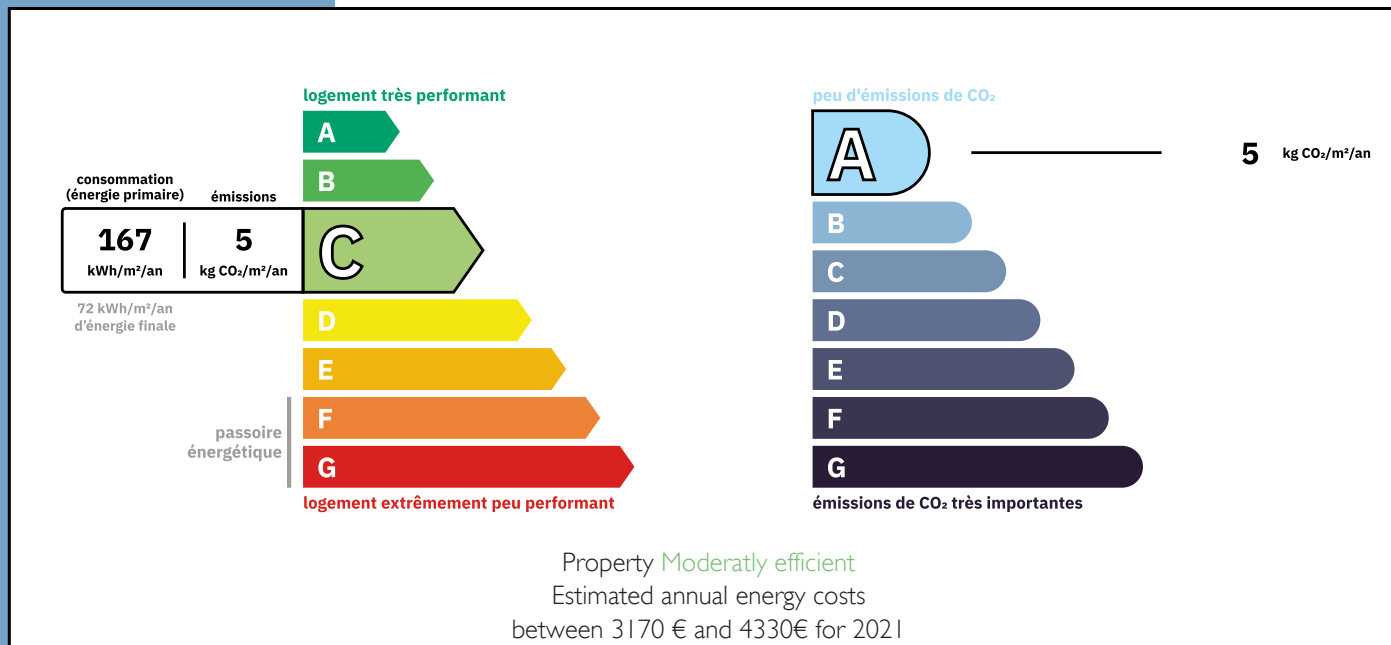
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## ENERGIE-DPE

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## CONTACT

Réf :A44506DIH07  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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