

Art Nouveau style manor house from 1897 of 597m2 on 1.7ha of land. Swimming pool. 5 gîtes. 1h from Lyon

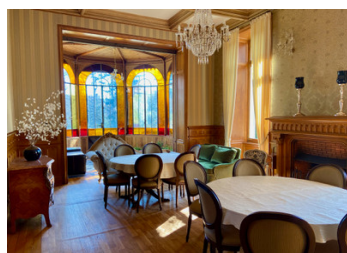
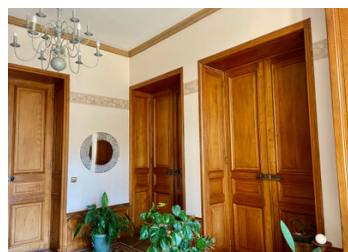
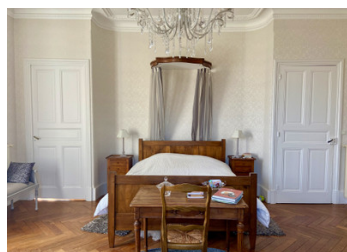


## INFORMATION

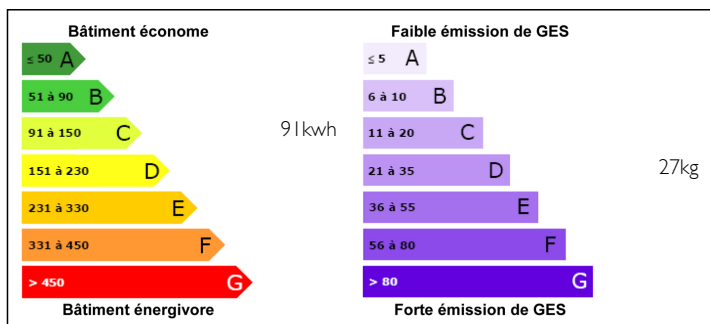
Town:	Saint-Julien-Molin-Molette
Department:	Loire
Bed:	12
Bath:	7
Floor:	597 m2
Plot Size:	17000 m2

## IN BRIEF

New projects? Do you want to live in a castle? Here is a property that will not leave you indifferent! This stunning 19th century manor house, located at the gateway to the Ardèche, will enable you to make your dreams come true. With its 597m2 of living space on a 17,000m2 plot of land adorned with century-old trees, you will be able to use its 19 rooms as you wish. No work required. Currently, we find 12 guest rooms, 3 beautiful reception rooms for business meetings, birthdays, weddings, or any other event; A reflexology centre with spa. Outside, 5 chalets are rented as fully equipped gîtes for 4 people with access to the 12x6m swimming pool and barbecue. The chateau also has a 65m2 caretaker's house. Professional project to take over with existing clientele. Very good profitability. Find our virtual visit on our website [www.leggett-immo.com](http://www.leggett-immo.com).



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## NOTES

## DESCRIPTION

New projects? Have you ever dreamed of living in a castle?

Here's a property that you just can't miss!

This stunning 19th century manor house, located at the gateway to the Ardèche, will enable you to make your dreams come true.

With its 597m2 of living space on a 17,000m2 plot of land adorned with century-old trees, you will be able to use its 28 rooms as you desire.

The property is composed of:

Ground floor:

- Hall of 26,25m2
- Living room 1 - 33,5m2
- Living room 2- 45,03m2
- Living room 3 - 22,10m2
- Dining room - 37,37m2
- Kitchen - 20,68m2
- Office/Library - 18,53m2

All built on a cellar of the same dimensions.

First floor:

- Hall of 18,27m2
- Bedroom 1 - 19m2 with toilet
- Bedroom 2 - 14m2
- Bedroom 3 - 23,25m2
- Bedroom 4 - 23,38m2
- Bedroom 5 - 15,44m2 with toilet and bathroom
- Bathroom 1 - 7,20m2
- Bathroom 2 - 8,70m2
- Room of - 28,82m2
- Room of - 29,14m2
- Skylight

Second floor:

- Hall of 24,18m2
- Bedroom 6 - 33,32m2 with toilet and bathroom
- Bedroom 7 - 24,13m2
- Bathroom 8 - 13,32m2
- Bedroom 9 - 24,01m2
- Bedroom 10 - 19,04m2