

estigious residence with 3 bedrooms, 2 living rooms, 1 fully equipped kitchen and a gîte (holiday cottage). A

# EXCLUSIVE



## INFORMATION

|             |                          |
|-------------|--------------------------|
| Town:       | Saint-Michel-de-Boulogne |
| Department: | Ardèche                  |
| Bed:        | 4                        |
| Bath:       | 2                        |
| Floor:      | 270 m2                   |
| Plot Size:  | 22000 m2                 |

## IN BRIEF

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

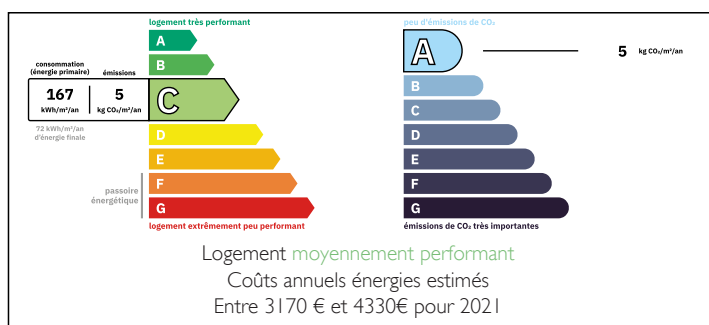
Possibility of expansion by converting a dovecote and additional rooms.

All situated in a 2.2-hectare park.

You will fall under the spell of this extraordinary residence.

A must-see!

## 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.



## DESCRIPTION

A Timeless Historical Estate of Elegance and Comfort

Prestigious historical residence nestled in a verdant 2.2-hectare park in a valley of meadow and woodland crossed by a river. This fortified house dating back at least to the 17th century is fully renovated and in perfect condition from floor to ceiling. It now offers a rare living environment steeped in the charm of history and modern comfort. The property is cool in summer thanks to its thick stone walls and pleasantly heated in winter by geothermal underfloor heating (DPE C).

The main building boasts 243 m<sup>2</sup> of refined living space, with spacious lounges featuring fireplaces. Thanks to its large mullioned windows adorned with beautiful stained glass, the property is noted for its brightness. A medieval tower with a spiral staircase lends the property a sense of timeless authenticity and character.

Three bedrooms, a study, dining room, fully equipped kitchen, covered terrasses, a bar in a vaulted wine cellar, a laundry room complete this elegant ensemble, where fine materials and modern comfort meet history.

A separate 49 m<sup>2</sup> guest house and a dovecote — convertible into an additional bedroom or study — provide further accommodation, ideal for family, friends, or a luxury hospitality project. Expansion possibilities include converting additional rooms and the dovecote.

Outside, multiple terraces invite relaxation with privileged views of the valley and the river flowing below. An elevated path leads to a dedicated area for outdoor gatherings, ideally suited for installing a swimming pool.

## LOCAL TAXES

Taxe foncière: **683 EUR**

## NOTES