



House with character

RONCEY (50)

726 960 €*

* Agency fees to be paid by the seller



350 m²



10 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

Set within approx 9 hectares (22 acres) of land, a substantial restored property. Offering spacious reception areas including a cinema room and games room, the 6 bedroom property further benefits from an above ground swimming pool, numerous outbuildings and a tree lined avenue leading up to the courtyard. An imposing property tucked away in peaceful countryside just 20 minutes from beautiful, west facing sandy beaches.

The Main House (350m2)

Arranged over two floors, double glazed throughout and with oil fired central heating, the accommodation comprises;

Ground floor

- Entrance with central staircase
- Dining room with insert wood burning stove
- Living room with carpeted floor and fireplace with wood burning stove
- Fitted kitchen, with locally made terracotta tiled flooring
- Home gym/games room
- Cinema room with surround sound system, HD projector and screen
- Boiler room
- Shower room, separate WC with tiled floor

First floor

- Landing
- Master bedroom with walk in wardrobe
- 5 bedrooms
- 1 family bathroom

Attic above.

Outside

- Numerous outbuildings, all in excellent condition.
 - Garage with concrete floor and storage above
 - Heated above ground swimming pool
 - Tree lined driveway with courtyard and parking
 - Pond and spring
 - Well
 - Gardens and grounds of 9ha (22 acres)
 - Equestrian facilities - arena 60 x 30 and stables Les honoraires sont à la charge du vendeur.
- Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Laetitia MICHEL

VIRE (14500)

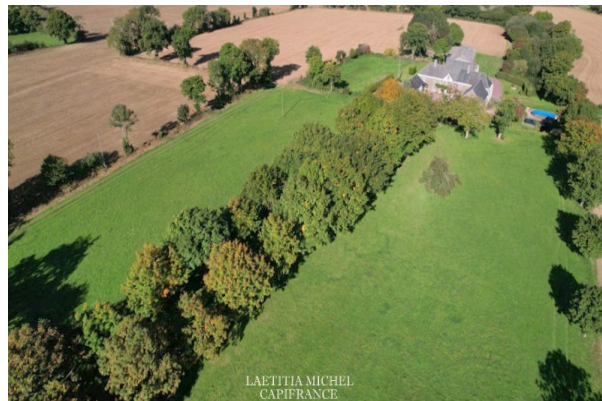
Agent

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Courts service city : CAEN

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 810854

Property type House with character

SURFACES

Living space 350 m²

Living room surface 30 m²

Land surface 91271 m²

COMPOSITION

Number of rooms 10

Number of bedrooms 6

DPE/GES

DPE 128

GES 30

APPENDIX

Videophone Non

SERVICES

Heater bois

Heater fuel

Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle