



Villa

BELFORT (90)

850 000 €\*  
Agency fees to be paid by the seller



298 m<sup>2</sup>



10 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Exceptional villa with panoramic views of nature and the forest, not overlooked, a very unique place in the Belfort sector, the strategic location of this property allows access to the TGV station in 13 min, Basel Mulhouse airport in less than an hour. This property benefited from an extension in 2017 and was completely redesigned to optimize its location. Benefiting from a lot of privacy, the house is served by only one street. This property will allow you to relax and enjoy its preserved environment in complete peace of mind, in particular by its exceptional living space of 110m<sup>2</sup> facing south and overlooking the terrace and landscaped garden of all splendour. The exceptional services of this villa on 3 levels including 4 bedrooms, will dazzle you with its refinement and its level of quality. The first floor is devoted to parental intimacy with its master bedroom opening onto the bathroom area, extending onto an office bathed in light where the gaze can rest on the surrounding landscape. The second floor can be dedicated to children or guests with its 3 bedrooms and a bathroom. On the outside, the refinement continues with a spacious infinity pool and its soft accoya wood deck, giving the illusion of bathing in the middle of nature, completed by a 5-seater Jacuzzi SPA and a mini golf course for relaxation. . The property is equipped with a high-tech home automation system. A very rare opportunity to acquire one of the most remarkable properties in the area. Complete file and additional photos sent after first telephone exchange. 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!



**Rachel TOSNEY**

**BELFORT (90000)**

Agent

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 821984

Property type ..... Villa

Exposure ..... South

View Vue dégagée, sur Forêt, sur Jardin, sur Piscine

### SURFACES

Living space ..... 298 m²

Living room surface ..... 110 m²

Land surface ..... 2229 m²

### COMPOSITION

Number of rooms ..... 10

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 3

Washrooms ..... 2

### DPE/GES

DPE ..... 102

GES ..... 14

### APPENDIX

Parking ..... extérieur

Parking space ..... 4

Garage ..... 2

Videophone ..... Oui

### SERVICES

Heater ..... bois

Heater ..... gaz

Kitchen ..... américaine

Swimming-pool ..... Yes



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