



Architect Villa

NANCY (54)

299 000 €*

* Agency fees to be paid by the seller



240 m²



7 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

NANCY / TOUL / VEZELISE axis, T7 Architectural VILLA on ONE STOREY with a surface area of 240 m² 'High standing' on basement/garden level (possibility of converting a large GITE), 3 garages, numerous terraces on a magnificent park of approximately 2100 m² enclosed by stone walls with well + a superb LAND of 3100 m² for pleasure or breeding (a henhouse is in place) or permaculture, i.e. a total LAND area of 5200 m² for this beautiful property. IDEAL INVESTOR or PROPERTY DEALER or GITE or GUEST ROOM This ESTATE, steeped in history, where the castle of the Counts of Saintois was once located, will delight lovers of beautiful stones and provides an exceptional living environment with an extraordinary view of the valley. The VILLA, built on noble remains, is very spacious and bright with a living area of approximately 240 m² with enclosed wooded PARK. All the plots have a capacity of half a hectare (i.e. approximately 5200 m²) This property will seduce you both with its light and its openings onto the park, and for its interior warmth where the living and personal spaces have been perfectly calibrated for a harmonious social & private life. On the GROUND STORY: Spacious entrance, a 'high-end' fitted kitchen, a living/dining room with direct access to BALCONY/TERRACE, 4 bedrooms (including a master suite with its bathroom), an office, art gallery, and a reception room or workshop with access to the TERRACE, a room, complete the garden level of the house. A period outbuilding (convertible), authentic stone stairs and walls adorn the sumptuous, wooded exterior of this corner of Paradise. You will be able to appreciate this rare estate in the surroundings of NANCY, with a beautiful park, with vines, fruit trees, rare species, roses and flowers. This property with a beautiful park decorated with fruit trees and a well (very rare and precious), allows for an exceptional setting and quality of life. This magnificent exceptional residence can also be used to create guest rooms or become a living space or a guest house Sanitation: Mains drainage Property tax: approximately €980 Approximately 18 minutes from NANCY and from TOUL About 25 minutes from the Free Zone and EPINAL-MIRECOURT airport, a center of activity and the famous MIRECOURT/JUVAINCOURT INTERNATIONAL CIRCUIT (high demand for tourist rentals) * This property could be perfectly suitable for a group lodging project, this could allow SELF-FINANCING A financing study can be carried out free of charge on request (As an indicative example concerning the financing of this purchase project, the loan repayment would be around €1,500/month over a duration of 20 years, if notary fees are provided) Visit after making an appointment: 7 days a week Contact: karine.farigu@capifrance.fr Telephone on 06 700 900 10 WhatsApp on 00 33 6 83 32 87 48 (n Don't hesitate to send me an SMS or an email if I have an appointment, so that I can call you back or inform you as quickly as possible) Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 843127

Property type Architect Villa

Vie Vue dégagée, Panoramique, sur Forêt, sur Jardin

SURFACES

Living space 240 m²

Land surface 5200 m²

COMPOSITION

Number of rooms 7

Number of bedrooms 5

Number of bathrooms 2

Toilets count 3

Washrooms 1

Balcony 1

Terrace 1

APPENDIX

Parking extérieur

Parking space 2

Garage 3

Cellar 1

Videophone Non

SERVICES

Kitchen aménagée



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