



## Domain

SCHIRMECK (67)

**333 333 €\***

\* Agency fees to be paid by the seller



200 m<sup>2</sup>



7 pièce(s)

## PROPERTY DESCRIPTION

Axis SCHIRMECK / LAC DE PIERRE PIERCÉE, EXCEPTIONAL PROPERTY / ESTATE with bourgeois residential house 'Belles pierre' T6 (SH: approx. 200 m2) + an AUTHENTIC LORRAINE FARM + a HOUSE to rehabilitate on more than 1.5 hectares in FULL NATURE (with source), including a beautiful POND of more than 1000 m2 Beautiful AUTHENTIC RESIDENCE from the 18th century, beautiful stones (SH: approx. 200 m2) in an EXCEPTIONAL setting, with its adjoining LORRAINE FARM allowing a very large volume of outbuildings. AREA ideal for living with interesting STORAGE space in the HANGAR / BARN section (which can accommodate 'high vehicle' or CAMPERVAN), but can be suitable for any other project, such as: BREEDING, HORSES, PERMACULTURE, MARKETING, or COTTAGE project or creation of APARTMENTS This exceptional property will seduce you both with its light and its openings on the land, and for its interior warmth, where the living and personal spaces have been perfectly calibrated for social and private life. fitted kitchen (with bread or pizza oven), a living room with fireplace, a room or bedroom, complete the ground floor of the house. A magnificent oak staircase with authentic stones forming the walls leads upstairs. This MANSION has the privilege of being supplied by a SOURCE (free water), it includes: \* on the ground floor: an equipped kitchen (with high-end pizza oven), a living room with fireplace, a room or bedroom, a bathroom, WC. \* 1st floor: 3 bedrooms \* 2nd floor in the attic: relaxation room, dormitories Central heating (pellet boiler with 6 ton tank) The windows are equipped with charming double glazing. This PROPERTY, very spacious with FARM and its outbuildings, allows the creation of several GITES or GUEST ROOMS, with the possibility of also rehabilitating an independent HOUSE which is located on the estate (unique and rare place, allowing total decompression for your future holidaymakers or guests) SCHIRMECK (about 20 minutes) SAINT-DIE (about 25 minutes), LAC de Pierre Percée (7 minutes) LUNEVILLE (about 35 minutes) between NANCY and STRASBOURG (about 57 minutes), EPINAL (approx. 35 mins) A financing study can be carried out on request (As an example, the loan repayment would be around €2,150/month over a period of 20 years, excluding notary fees) Visit after making an appointment: 7 days a week Email: karine.farigu@capifrance.fr Tel N. 06 700 900 10 (ideally by SMS, because there are appointments during the day) WhatsApp N. 00 33 6 83 32 87 48 . 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](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!



**Karine FARIGU**

**BAZEGNEY (88270)**

Agent

RSAC : 519 916 233 00017

Courts service city :  
EPINAL

**(+33)6 70 09 00 10**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 846206

Property type ..... Domain

Vue dégagée, Panoramique, sur Forêt, sur Jardin,  
sur Montagne

### SURFACES

Living space ..... 200 m²

Land surface ..... 15114 m²

### COMPOSITION

Number of rooms ..... 7

Toilets count ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 320

GES ..... 9

### APPENDIX

Parking ..... extérieur

Parking space ..... 6

Garage ..... 2

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... granules

Heater ..... bois

Kitchen ..... aménagée