



Bastide

CORNILLON CONFOUX (13)

950 000 €\*  
\* Agency fees to be paid by the seller



455 m<sup>2</sup>



15 pièce(s)



9 chambre(s)

## PROPERTY DESCRIPTION

In the plain below the village of Cornillon-Confoux, how can you imagine that in the countryside nestles an exceptional residence: with its 336 m<sup>2</sup> of living space, this Bastide exudes the character and history of the region. Three century-old plane trees watch over the south-facing entrances to the property: 102 m<sup>2</sup> of living space welcomes us in a designer atmosphere where modernity harmonizes so well with the authenticity of the place. A French fireplace faces a very pretty tiled stove at the other end of the living room. Beams, quality tiling, beautiful ironwork can be found throughout each space; a fully equipped kitchen of 18m<sup>2</sup> is integrated opposite the living room, it is decorated with a laundry room pantry of 18m<sup>2</sup> also. Beyond the two living rooms, we find a 25m<sup>2</sup> room which can become a bedroom on one level. A bathroom completes this ground floor. The stone staircase leads us upstairs where four bedrooms, three of which face south, offer rare areas: 32m<sup>2</sup> with fireplace, 21.5m<sup>2</sup>, 14 and 13m<sup>2</sup> for the smallest. There remains to be discovered a 25m<sup>2</sup> space bathed in velux light under a beautiful frame height and a 41m<sup>2</sup> dressing room, the dream of all shopping lovers! We will add to this a room of 18 m<sup>2</sup> which can serve as a large adjacent office and two bathrooms and WCs for the comfort of the upstairs. Let's go back down to discover a significant asset of this Bastide: its 119m<sup>2</sup> T3 apartment adjoining the main body of the residence; fully equipped, with two bathrooms, a bedroom on the ground floor and a second upstairs, it can accommodate parents or create a turnkey gite with its own entrance and small garden. The comfort of all these spaces is ensured by two oil-fired boilers, and by the fireplaces and stove in the country house. The garden now awaits us, passing through the terrace shaded by a wisteria just in flower: drilling and automatic watering allows us to maintain beautiful greenery in the spaces, before reaching a salt swimming pool equipped with a new liner. For DIY enthusiasts and to protect your vehicles, a 45m<sup>2</sup> closed garage is located at the back of the house. Lots of emotions to experience and more surprises that I will not fail to share with you during a visit! contact me on 06 66 44 77 37, sylvie grunder real estate sales agent EI CAPIFRANCE or by email: [sylvie.grunder@capifrance.fr](mailto:sylvie.grunder@capifrance.fr)

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!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 851157

Property type ..... Bastide

### SURFACES

Living space ..... 455 m²

Living room surface ..... 102 m²

Land surface ..... 1282 m²

### COMPOSITION

Number of rooms ..... 15

Number of bedrooms ..... 9

Toilets count ..... 3

Washrooms ..... 4

Terrace ..... 1

### DPE/GES

DPE ..... 146

GES ..... 27

### APPENDIX

Parking ..... extérieur

Parking space ..... 6

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... bois

Heater ..... fuel

Kitchen ..... aménagée

Swimming-pool ..... Yes



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