

A rare gem of elegance and charm, beautifully renovated, with outbuildings, swimming pool and amazing views.



INFORMATION

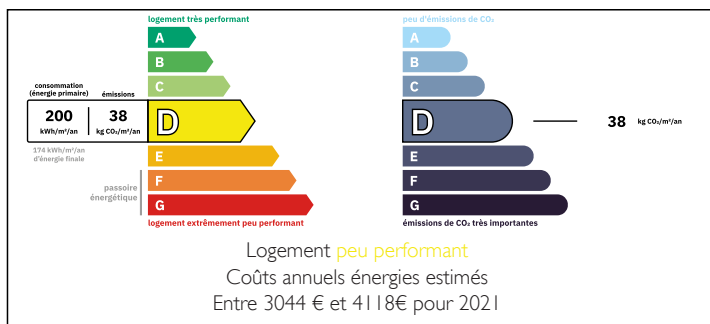
Town:	Cremps
Department:	Lot
Bed:	7
Bath:	5
Floor:	250 m2
Plot Size:	3079 m2



IN BRIEF

Nestled in privacy at the end of a tree-lined drive, this exceptional property seamlessly blends historical charm with modern luxury. Built in the 1730s and beautifully renovated, it offers a perfect balance of old-world allure and contemporary comforts. The expansive balcony, with panoramic views over the countryside, invites relaxation. Inside, enjoy spacious, light-filled living areas, a grand fireplace, and a custom kitchen within a vaulted room. The property features 7 bedrooms and 5 bathrooms, ensuring ample space for family and guests. Outdoors, the beautifully landscaped gardens, swimming pool, sun terrace, and summer kitchen with a pizza oven create an ideal setting for entertainment. The well-maintained stable block offers exciting potential. This stunning estate is a true retreat, offering privacy, elegance, and luxury in equal measure.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière:	2164 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

From the moment you pass through the iron gates and ascend the stone steps, you'll be captivated by the elegant exterior and panoramic views over the surrounding countryside. The expansive balcony, stretching the full length of the property, is the perfect spot to take in the breathtaking scenery. Step inside to discover spacious, light-filled living areas featuring a grand open fireplace and a custom-built kitchen set within one of the property's vaulted rooms. This floor also boasts three luxurious bedrooms, each with its own en-suite bathroom, for the ultimate in comfort and privacy. The top floor offers even more room for family and guests, with four additional bedrooms and two bathrooms, ensuring plenty of space for everyone.

FIRST FLOOR:

Dining room (37,50 m2) with large open fireplace, wood flooring
 Kitchen (12 m2) custom-made kitchen, situated in a vaulted room, with original stone sink
 Office/TV room (15,25 m2)
 Living area (31,5 m2) with French doors to the front terrace, fireplace with wood burner
 WC (3,65 m2) with wash basin
 Bedroom 1 (12,7 m2) with en suite bathroom (6,15 m2) with wash basin, shower and WC
 Bedroom 2 (14,5 m2) with en suite bathroom (3,8 m2) with wash basin, shower and WC
 Master bedroom 3 (22,65 m2) with French doors to front terrace, with en suite bathroom (6,75 m2) with wash basin, bidet, bath, shower and WC

SECOND FLOOR:

Bedroom 4 (29,75 m2) with en suite bathroom (3,9 m2) with wash basin, shower and WC
 Bedroom 5 (18,25 m2)
 Bedroom 6 (28...