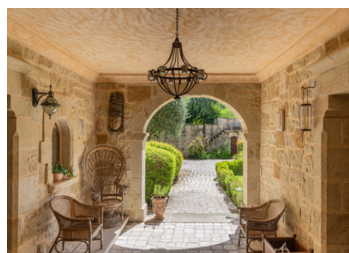


estigious residence with 3 bedrooms, 2 living rooms, 1 fully equipped kitchen and a gîte (holiday cottage). A

EXCLUSIVE



INFORMATION

Town:	Saint-Michel-de-Boulogne
Department:	Ardèche
Bed:	4
Bath:	2
Floor:	270 m2
Plot Size:	22000 m2

IN BRIEF

restigious and characterful residence comprising 4 bedrooms and a guest house.

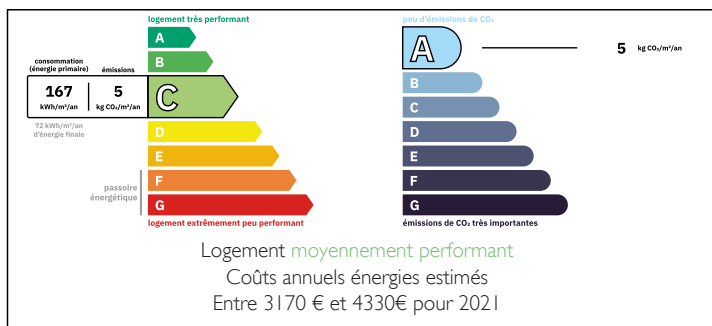
Possibility of expansion by converting a dovecote and additional rooms.

All situated in a 2.2-hectare park.

You will fall under the spell of this extraordinary residence.

A must-see!

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: **683 EUR**

NOTES

DESCRIPTION

A Timeless Historical Estate of Elegance and Comfort

Prestigious historical residence nestled in a verdant 2.2-hectare park of meadow and woodland, harmoniously blending authenticity and prestige. Lovingly renovated with passion by its owners, it offers a rare living environment steeped in charm and history.

The main stone building boasts 243 m² of refined living space, with spacious lounges featuring fireplaces. The property is noted for its brightness thanks to its large mullioned windows adorned with stained glass. A tower with a medieval spiral staircase lends the property a unique sense of timeless authenticity and character.

Three bedrooms, an office, dining room, study, fully equipped kitchen, vaulted cellar and laundry room complete this elegant ensemble, where fine materials and modern comfort meet history.

A separate 49 m² guest house and a dovecote — convertible into an additional bedroom — provide further accommodation, ideal for family, friends, or a luxury hospitality project. Expansion possibilities include converting additional rooms and the dovecote.

Outside, multiple terraces invite relaxation with privileged views of the valley and the river flowing below. An elevated path leads to a dedicated area for outdoor gatherings, ideally suited for installing a swimming pool.

An opportunity not to be missed — this residence is certain to enchant

Information about risks to which this property is