

## Stunning 8-hectare estate with stone house, pool, and outbuildings



## INFORMATION

Town:	Essertines-en-Donzy
Department:	Loire
Bed:	5
Bath:	2
Floor:	319 m2
Plot Size:	80834 m2

## IN BRIEF

Discover this stunning estate set on 8 hectares with two ponds, offering peace and luxury.

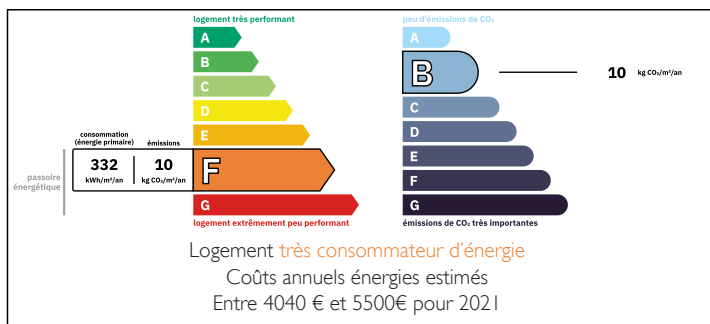
The beautifully renovated natural stone main house (319 m<sup>2</sup>) includes spacious living areas, 3 bedrooms plus a dressing room/extra bedroom, study, and modern kitchen.

Additional buildings feature a large reception room, a guest room with bathroom in a barn, and various outbuildings. Enjoy a heated 9x5m swimming pool with covered terrace, secluded grounds with no immediate neighbors, and easy access to nearby towns and Lyon (60 km).

The property is in excellent condition with double glazing, electric heating, and a compliant septic system. A perfect blend of traditional charm and modern comfort.



## ENERGY - DPE



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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 habitation: EUR

## NOTES

## DESCRIPTION

Discover this breathtaking estate featuring a beautifully renovated natural stone house, an independent guest bedroom, a separate natural stone building with a grand reception room, a swimming pool, and various outbuildings. Nestled in a peaceful setting on 8 hectares of land with two ponds, this property offers tranquility and luxury in equal measure.

Main House (habitable space 319m<sup>2</sup>):

Ground Floor:

Spacious Entrance: 21 m<sup>2</sup>

WC

Dining Room: 28 m<sup>2</sup>, with fireplace, exterior door, and staircase to the upper floor

Living Room: 32 m<sup>2</sup>, with fireplace, semi-open to the fully equipped kitchen

Kitchen: 23 m<sup>2</sup>, with exterior door, pantry, and wine cellar

First Floor:

Landing: Leading to 3 bedrooms (11, 13, and 16 m<sup>2</sup>)

Dressing Room: 12 m<sup>2</sup>, which can also serve as an additional bedroom

Bathroom: With bath, shower, and WC

Study: 19 m<sup>2</sup>, featuring parquet flooring and a cathedral ceiling

Additional Buildings:

Reception Room: 68 m<sup>2</sup>, located in a building opposite the main house

Open Barn: 164 m<sup>2</sup>, including a guest room with bedroom and bathroom (22 m<sup>2</sup>)

Swimming Pool: Heated, 9 x 5 meters, with a partly covered terrace

Former Pigsties: Transformed into dry storage space for books

Dog Kennel

Carport

Hunter's Cabin

Grounds and Surroundings:

8 hectares of fully enclosed land

Entry via an automatic gate