



RENOVATED CHALET - DEMI-QUARTIER · DEMI-QUARTIER



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Property tax : 3107€



DPE : D
GES : B

Réf : 3651

Chalet entirely renovated in 2019 with a living space of about 286 sqm located in a quiet and preserved area. Built on a plot of land of about 1320 sqm, on 4 levels it has 6 bedrooms and offers a South / South-West exposure. Its bright living room includes a lounge / dining room with fireplace giving access to a balcony.

Enjoy a relaxing space with spa, hammam and sauna.



4 500 000€

Fees charged to seller

Information on the risks to which this property is exposed is available on the site Geohazards: www.georisques.gouv.fr



330m²



6



4

LAYOUT

LEVEL -1

- △ A wine cellar
- △ Two bedrooms en suite with shower room and toilet
- △ A relaxation area with shower, toilet, hammam, sauna and jacuzzi
- △ A laundry room

LEVEL 0

- △ Entrance with a corridor
- △ A room in suite with showerroom and toilet
- △ A dormitory with shower room giving access to the terrace and the garden
- △ Ski room
- △ Single garage

LEVEL 1

- △ A fully equipped open kitchen with access to a south facing terrace
- △ Dining room and living room with a fireplace
- △ A guest toilet
- △ A living room under the roof

LEVEL 2

- △ A room in suite with showerroom and toilet
- △ A master bedroom with fireplace and bathroom.

ANNEXE

- △ A simple garage



KEY POINTS

- △ Completely renovated
- △ Quiet and preserved area
- △ Exhibition

AMENITIES



Desk



Cellar



Fireplace



Terrace



Sauna



Jacuzzi



Hammam



LOCATION







Veve Cliquot

















PREMIER CRU SUPERIEUR
YOUEM

CHATEAU
DUHART-MILON
PAULLAC-MEDOC

CHATEAU
LA MISSION HAUT B
Grand Cru Classé
PESSAC-LEOGNAN
12B^{les} CRD 2

Chateau Pichon Longueville
Daru

CHATEAU
CANTENAC B
MARGAUX
GRAND CRU CLASSÉ
2001

CHATEAU
LALAGUNE
2005

CHATEAU
MOUTON
2005

Chateau Crochet
PAULLAC
GRAND CRU CLASSÉ

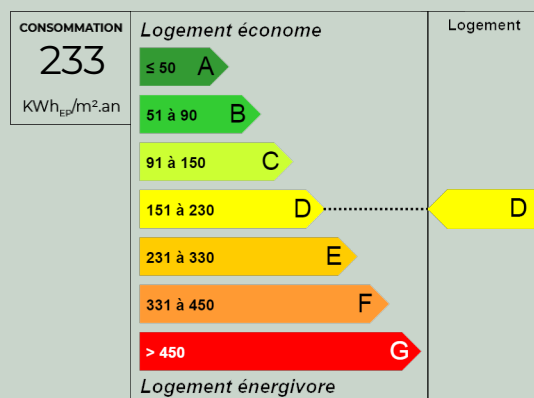
CHATEAU
BROWN
2005

CHATEAU
2005

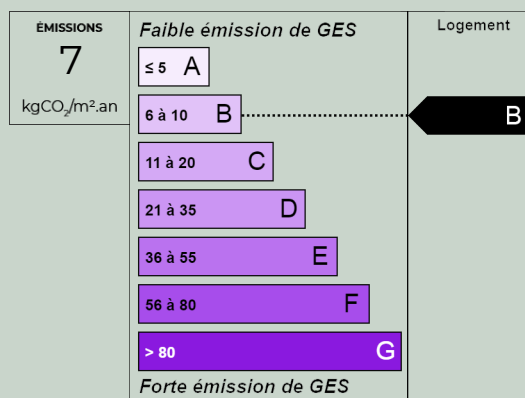


Energy diagnostics

Energy performance diagnostics (DPE)



Greenhouse gas emissions (GES)



Estimated annual energy costs for standard use : between 3970€ and 5410€.

2021 is the base year of the energy prices used in this estimate.

