

Cosnes-et-Romain

# Exceptional villa for sale - Grande Région

Property ID: LU221953580



**PURCHASE PRICE: 1.495.000 EUR • LIVING SPACE: ca. 531 m<sup>2</sup> • LAND AREA: 3.200 m<sup>2</sup>**

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## At a glance

Property ID	LU221953580	Purchase Price	1.495.000 EUR
Living Space	ca. 531 m <sup>2</sup>	Total Space	ca. 989 m <sup>2</sup>
Roof Type	Gabled roof	Condition of property	Well-maintained
Bedrooms	4	Equipment	Terrace, Guest WC, Swimming pool, Sauna, Fireplace, Garden / shared use, Built-in kitchen
Bathrooms	3		
Year of construction	2004		
Type of parking	7 x Garage		

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## Energy Data

Type of heating	Underfloor heating
Energy information	At the time of preparing the document, no energy certificate was available.

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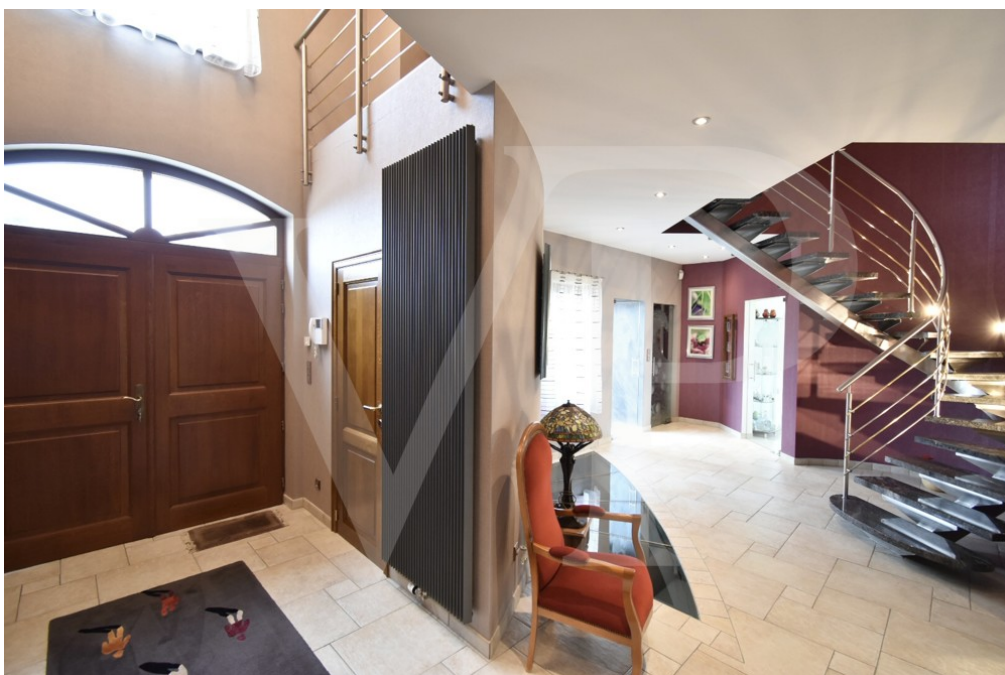
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## A first impression

Superb exceptional villa of 531 m<sup>2</sup> of living space (989 m<sup>2</sup> gross), built on a plot of 32 ares with a generous intimate garden facing south-west. Ground floor: entrance hall, cloakroom, separate WC, bright living space, dining room and fully equipped American kitchen, utility room/laundry room, storage space with a connecting door giving access to the various garages, spa (sauna, shower and WC), swimming pool - Master suite with bathroom, WC and dressing room. First floor: open space living room, 3 bedrooms, bathroom, WC, gym, storage room. Basement: magnificent wine cellar with a complete tasting room, various cellars and boiler room. The villa offers interiors that incorporate high-end finishes. The main characteristics of this property are its 7 garages with two lifts for lovers of beautiful mechanics, which can accommodate up to 9 vehicles. The gym has access to the Spa, with indoor swimming pool, exposed beams made by Compagnon de France. A wine cellar with tasting room completes this exceptional property. The villa has generous surfaces, high quality materials, custom marble staircase, fireplace, a veranda providing light and space, slate roof, underfloor heating...

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## Contact partner

For further information, please contact your contact person:

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