COLDWELL BANKER
EUROPA REALTY

House Saint-Dié-des-Vosges 262 m²



SALE PRICE : 997 500 €

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61 Grande Rue
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DESCRIPTION

Historic estate with 2.18 hectares of private grounds and independent guest accommodation

Nestled on the heights of Saint-Dié-des-Vosges, close to the Alsace region and surrounded by unspoiled nature, this remarkable historic property offers a rare combination of heritage, privacy and lifestyle.

Dating in part from the 17th century and extensively renovated, the estate offers approximately 262 sqm of living space and nearly 330 sqm of total floor area set within more than 2.18 hectares of private grounds. Benefiting from a full southern exposure, the property enjoys outstanding panoramic views over the valley, exceptional privacy and a peaceful natural environment.

The landscaped grounds are among the estate's most distinctive features. Walled vegetable gardens, ornamental gardens, woodland areas, terraces and carefully designed outdoor spaces create a unique private park where every corner invites relaxation and contemplation. Several outbuildings complete the property, including two small cottages, two cabins, a woodland storage building, carports and additional utility structures, some equipped with water and electricity.

The main residence offers generous reception areas, five bedrooms, flexible living spaces and a large panoramic terrace overlooking the surrounding Vosges countryside. Independent guest accommodation currently operated as a holiday rental provides immediate income potential and opens the door to a variety of uses including a family estate, hospitality project, wellness retreats, artistic residencies, private seminars or exclusive events.

One of the property's most remarkable features is the adjoining Chapel, dating from the 16th century.

Located approximately 30 minutes from Gérardmer and 50 minutes from Colmar, this exceptional property will appeal to buyers seeking authenticity, history, nature and a truly distinctive lifestyle opportunity in Eastern France.

A rare private estate where heritage, nature and lifestyle come together.

Agency fees payable by the buyer.
€950,000 net seller price. €47,500 including agency fees.
Information regarding potential risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	262.0 m²	Number of rooms:	10 rooms
Number of bedrooms:	5 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 111

Greenhouse gas emissions (GHG) index: C 24

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