COLDWELL BANKER
EUROPA REALTY

House Saint-Dié-des-Vosges 327 m²



SALE PRICE : 890 000 €

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DESCRIPTION

Private estate with villa, independent guest house and landscaped grounds

Just minutes from the centre of Saint-Dié-des-Vosges, this character property extends across a private 12,506 sqm estate crossed by a natural stream, offering a preserved environment with complete privacy and no direct overlooking neighbours.

The property offers approximately 460 sqm of built space, including around 327 sqm of living accommodation, and comprises a substantial family residence together with a recently completed independent guest house.

The main residence features generous reception areas including a spacious living and dining room with fireplace, a fully equipped kitchen, a principal suite with dressing room, a study, several additional bedrooms and multiple bathrooms. The garden level accommodates four further bedrooms together with extensive service areas including a garage, workshop, cellar, boiler room, laundry room and technical facilities.

Over recent years, the property has undergone significant upgrades focused on outdoor enhancements, technical systems and energy performance. It now benefits from a photovoltaic installation, a solar hot water system, a heat pump supplemented by an oil-fired backup boiler, and reversible air conditioning in the principal living areas.

The landscaped grounds are among the estate's most remarkable features. Carefully designed pathways, footbridges, relaxation areas and walking trails create a unique lifestyle environment immersed in nature. Completed in 2023, the independent guest house further enhances the property. It includes a garage, a self-contained studio with kitchenette and shower room, as well as a wellness area with Finnish sauna. Fully autonomous, this additional accommodation is perfectly suited for family, guests, staff quarters or independent hosting purposes.

An outdoor swimming pool, extensive parking, video surveillance, rainwater recovery systems and high-quality technical amenities complete this exceptional property, offering a rare combination of comfort, privacy and nature in the heart of the Vosges region.

Agency fees payable by the buyer.
€847,620 net seller price. €42,380 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:	327.0 m²	Property tax:	€3.00
Number of rooms:	13 rooms	Number of bedrooms:	7 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 111

Greenhouse gas emissions (GHG) index: A 4

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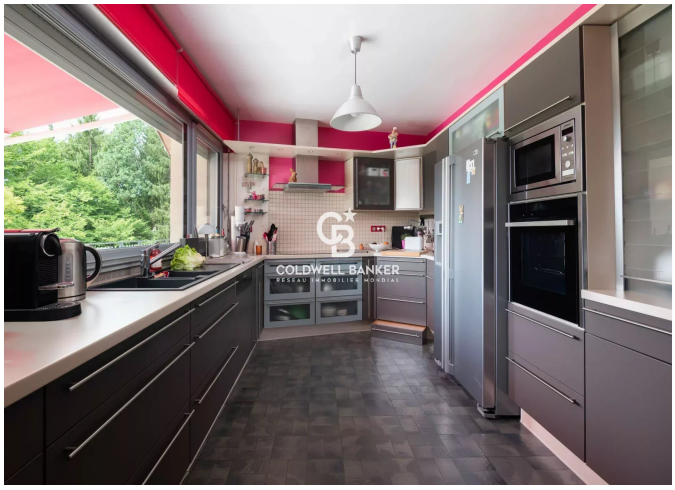
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