

Maison Descartes 520 m<sup>2</sup>

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PRIX DE VENTE : 595 000 €

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## DESCRIPTION

Nestled in Descartes, the birthplace of the famous philosopher, surrounded by fields and the never-ending countryside of the Loire Valley, we invite you for a showing of this stunning 19th century manor with its guest house and numerous outbuildings.

Featuring 12 bedrooms and 6 bathrooms, the 5,600 sq.ft. home is stunning in its original details, such as large windows, crown mouldings, wainscoting, hardwood floors and elegant fireplaces. It features a large kitchen, a butler's pantry, 3 gorgeous living rooms, a dining room and a wine cellar.

The guest house is tucked away at the other end of the property, enjoying privacy and a potential for a vacation rental. Several outbuildings could also be converted to accommodate more guests.

The property of 7 acres features a long, tree-lined driveway, a stone wall surrounding most of the property, a beautiful gate, a well, and a landscaped garden.

The home has been cared for by the same family for decades. It needs some TLC, but offers endless possibilities and a unique lifestyle.

SALE PRICE: €595,000. Agency fees payable by the seller.

Energy rating: Class E.

Annual energy costs: between €15,140 and €20,520.

"Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)"

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	520.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	19 rooms	NB de chambres :	12 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 240

Indice d'émission de gaz à effet de serre (GES) : E 67



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