



## Renovated Former Farm Complex with Outbuildings



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
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Experience since:	
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 375,000

### Elhelyezkedés

Ország:	France
Irányítószám:	28170
Feladta:	2025. 10. 27.

#### Leírás:

**REDUCED** in price - Near Digny, less than 1 hour 20 minutes from Paris. Rare on the market, this sumptuous, renovated 19th-century farmhouse welcomes you to the heart of the Ardelles countryside, very close to Digny. Offering 330 m<sup>2</sup> of living space and approximately 1.5 hectares of enclosed, wooded grounds, this unique property combines old-world charm, generous proportions, high-quality features, and multiple outbuildings for your personal or professional projects.

A warm and functional interior. All on one level, the main house comprises a living area of approximately 120 m<sup>2</sup> including a living room with an open fireplace, a fitted and equipped kitchen opening onto a second living room at the rear, ideal for leisure activities (billiards, pinball machines, games room).

The ground floor comprises three bedrooms (14 m<sup>2</sup>, 9.53 m<sup>2</sup>, and 12.65 m<sup>2</sup>), a shower room with WC, an additional bathroom (7.5 m<sup>2</sup>), and a large 24 m<sup>2</sup> multipurpose room suitable for use as a gym, including a sauna and a fireplace. The house also features a separate WC, a 12.7 m<sup>2</sup> tiled hallway, and a boiler room with an oil-fired boiler, easily replaceable with an air-to-water heat pump.

Upstairs, a superb 40.4 sq m attic landing with exposed beams leads to: 4 bedrooms (9.96 sq m, 13.7 sq m, 15.3 sq m and 17.6 sq m), a shower room with WC (6.5 sq m), and a 19.8 sq m landing that could be used as a TV area or additional sleeping space.



Exceptional outbuildings and a privileged setting:

The property includes a 238 sq m barn with a magnificent roof, ideal for events or storage.

A second outbuilding of approximately 95 sq m houses 5 horse stalls. A covered area provides shelter for al fresco dining.

Two small outbuildings adjoining the house (not connected to it) could be used as cellars, woodsheds, or storage spaces.

Finally, a separate 31.6 m<sup>2</sup> studio apartment with a shower room and toilet, accessible from the outside, is ideal for hosting or accommodating a teenager.

As an added bonus, a tennis court in excellent condition further enhances the leisure activities available on the property.

Highlights of this house for sale in Ardelles: 330 m<sup>2</sup> of living space on a 15,000 m<sup>2</sup> plot; 6 bedrooms and independent studio; Barn, horse stalls, covered area, cellars; Tennis court, sauna, fireplaces; Close to Digny, 1 hour 20 minutes from Paris; No work required, excellent condition.

Technical information: Energy Performance Certificate (EPC): E (306 kWh/m<sup>2</sup>/year); Sanitation: non-compliant septic tank; Oil-fired central heating, convertible to a heat pump; Year of construction: 1850.

This exceptional property, ideal as a primary residence or investment opportunity, will delight nature lovers, large families, or those with business projects.

Don't delay in visiting this unique property.

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## **Gyakori**

Hálósobák: 6  
Fürdőszobák: 3  
Telekméret: 15539 nm

## **Utility details**

Heating: Yes

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.727.000

