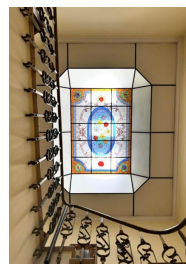


## Cornu

## House for Sale

### CARACTERISTICS

- ▶ **AREA:** Cornu
- ▶ **Usable surface:** 650 sqm
- ▶ **Land Surface:** 3003 sqm
- ▶ **No. of Bedrooms:** 7
- ▶ **No. of Rooms:** 9
- ▶ **No. of Bathrooms:** 8
- ▶ **Parking places:** 7
- ▶ **Construction year:** 2003
- ▶ **Maximum height:** S+P+1E
- ▶ **Balconies :** 3



### DESCRIPTION

Tuscan-style estate situated on a 3,003 sqm plot of land, consisting of two buildings connected by an interior conservatory. The property includes bedrooms (each with en-suite bathroom and dressing room), 1 guest bathroom, 1 home cinema room, and 1 office/recreation room.

Layout: Basement + Ground Floor + First Floor

7 bedrooms

8 bathrooms

2 living rooms

1 home cinema room

1 office/recreation room

1 conservatory

3 terraces

First building (approx. 250 sqm, including garage and basement):

2 bedrooms, each around 30 sqm

Living room (28 sqm)

Kitchen with balcony (approx. 20 sqm)

At the ground floor: a dining area and American-style open-plan kitchen and living room (approx. 90 sqm)

Master bedroom with en-suite bathroom (with jacuzzi) and dressing room

Conservatory with separate garden access

Cinema room and sauna also located on this level

Second building (main section of the estate, approx. 400 sqm):

Spread over ground floor and first floor

Ground floor includes:

Dining area and American-style open kitchen with living room (approx. 90 sqm)  
Master bedroom with en-suite bathroom (with jacuzzi) and dressing room  
Conservatory with separate garden access  
Cinema room and sauna  
Upstairs:  
Two bedrooms with en-suite bathrooms and access to an approx. 50 sqm outdoor terrace  
One additional bedroom with bathroom  
One office/recreation room  
Separate open-plan apartment (approx. 80 sqm):  
Includes bedroom, living room, and bathroom.  
Additional Features:  
Electric shutters

Security/alarm system  
Internal intercom for communication  
Heating via radiators (central heating system)  
Air conditioning (chiller system)  
Individual climate control in each room  
Finishes:  
Premium materials: marble, granite, ceramic tiles, solid wood parquet, solid wood doors  
Optional: property can be sold fully furnished  
Facilities and Amenities:  
Heating via radiators  
Air conditioning via chiller  
Individual climate control per room  
2 garages  
5 parking spaces in the courtyard  
Ceramic tile roof  
Gazebo  
3-meter illuminated fence surrounding the property  
Connections to sewage, gas, and electricity  
Private water source  
Pond and mature, lush landscaped garden