

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

980,000 EUR

12.76 BITCOIN

369.56 ETHEREUM