

Immaculate Estate comprising 4 Independant Properties in the Heart of Saint Sever



€ 1095000 fai

FCH1096

Experience the gentle way of life in the historic town of Saint Sever with this remarkable estate, seamlessly blending medieval heritage with modern luxury. Enclosed by original 14th-century fortified walls, the property offers 425 m² of professionally restored living space, completed within the last three years and still under warranty.

The main house features a grand cathedral-ceiling living area, a state-of-the-art kitchen, a boot room, a private study, five bedrooms (including a suite), and a large mezzanine. Complementing the residence are two independent one-bedroom apartments, a private gym, and a unique one-bedroom property set within a beautifully renovated medieval tower. This exceptional renovation offers every luxury, from underfloor heating throughout the ground floor to artisan-plastered walls, new hardwood double-glazed windows, and a remarkable B rating for energy efficiency.

Set on 3,122 m² of private grounds, highlights include a natural cascade pool, a bamboo grove, and a fully equipped summer kitchen. The meticulously maintained gardens benefit from automatic watering and a well with a fresh water reserve.

Here are the key points for this exceptional property:

Location: In the heart of Saint Sever's historic center, surrounded by original 14th-century fortified walls.
 Main House: Fully renovated 5-bedroom home with luxury finishes and modern amenities.

Additional Residences: Unique 14th-century tower apartment, two independent one-bedroom apartments, and a private gym.
Grounds: 3,122 m² of landscaped gardens with a natural pool, bamboo grove, and summer kitchen.
Features: Underfloor heating, energy-efficient B rating, and meticulous restoration under warranty.
Income Potential: Apartments and tower provide rental income, including Airbnb opportunities.

Apartment and Rental Summary

Apartment 1: Bedroom, sitting room with fitted kitchen, shower room, WC, and utility room. Rents for €550/month.
Apartment 2: Bedroom, sitting room with fitted kitchen, shower room, WC, and utility room. Rents for €590/month.
Tower Property: Sitting room with kitchenette, WC, and a double bedroom with shower. Generates €1,000/month via Airbnb.
Ideal for supplemental income from long-term rentals and short-term stays.

This rare estate harmonizes history and sophistication while providing income opportunities from the two apartments and Airbnb-ready tower.

Information on the risks to which this property is exposed is available on the website Géorisques - <https://www.georisques.gouv.fr>

Property Features

Additional Information

Habitable Space : 425 m²	No of Rooms Total : 11	No. Reception Rooms : 6	No. of Bedrooms : 5
Bathrooms : 0	Shower Rooms : 3	W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 3000.00	Heating : Areothermic Heat Pump; Wood Burner	Hot Water : Via Heat Exchange Pump	

Construction

Services

Year : 14th Century and 19th Century	Type : Residential	Tele / ADSL : Fibre Optic Available	Drainage : Mains Drains
Roof : Tiles		Glazing : New Hardwood Double Glazed Windows	Eco Features : Double Glazing; Insulation; PAC; Underfloor Heating

Grounds

Ancillary Buildings

Land Area : 3122 m²	Boundary : Fully Enclosed and Private	Apartment 1: Bedroom, Sitting Room with Fitted Kitchen, Shower Room and WC, Utility Room Apartment 2: Bedroom, Sitting Room with Fitted Kitchen, Shower Room and WC, Utility Room Rental income 550 Euros p/m and 590 euros p/m Tower: Sitting Room & Kitchen corner, WC, Double Bedroom, Shower
Terrace : Yes	Garden Well : Yes	
Garage : Yes	Car Port : No	
Swimming Pool : Natural Pool		
Outbuildings : Yes		

For Further Information, please contact.

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