

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



**€ 1295000 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m <sup>2</sup>	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 : € 0.00	Heating : Areohermic Heat Pump; Wood Burner	Hot Water : Via Heat Exchange Pump	

### Construction

Year : 14th Century and 19th Century	Type : Residential
Roof : Tiles	

### Services

Tele / ADSL : Fibre Optic Available	Drainage : Mains Drains
Glazing : New Hardwood Double Glazed Windows	Eco Features : Double Glazing; Insulation; PAC; Underfloor Heating

### Grounds

Land Area : 3122 m <sup>2</sup>	Boundary : Fully Enclosed and Private
Terrace : Yes	Garden Well : Yes
Garage : Yes	Car Port : No
Swimming Pool : Natural Pool	
Outbuildings : Yes	

### Ancillary Buildings

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

**For Further Information, please contact.**

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