



Welcome to your very own paradise in the enchanting French Vosges!

This exceptional country-style mansion offers a luxurious and comfortable living environment amidst an idyllic landscape.

EXPOSÉ
Exquisite Mansion
in the French
Vosges



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Property and Estate Highlights

- 5-hectare property: The expansive property extends over 5 hectares, providing ample space and privacy.
- Private waterfall and river access: The estate features its own access to the impressive Ruisseau de Longiligoutte waterfall, which partially runs through the property. Enjoy the natural beauty and soothing sounds of the water.
- Three private water sources: The property has three private water sources, ensuring a reliable water supply.
- Private lake: Relax by your own fish-populated lake, offering both tranquility and fishing opportunities.
- Panoramic views of the surrounding mountains: The estate provides a wonderful view of the surrounding mountains, including the imposing Ballon de Servance.
- Living space of approximately 347 m²: The mansion offers a spacious living area of approximately 347 square meters, providing ample room and comfort.



Facilities and Condition

- High-quality condition: The mansion is in a very good and high-quality condition, requiring no major renovations.
- Various heating options: The house features three different heating options: oil, gas, and wood. You can choose according to your needs and preferences.
- Separate power generator: A separate power generator ensures a reliable electricity supply, even during potential power outages.
- Attic space and staff rooms: The property offers a spacious attic and two staff rooms or additional storage space.
- Historical charm: The mansion dates back to 1800 and was previously inhabited by a former mayor and entrepreneur. Over time, additional plots were purchased to expand the property.
- Security measures: The house is equipped with a burglar alarm system, and cellar windows are securely barred to ensure your safety.
- Fiber optic connection: A fiber optic infrastructure is already in place, providing you with fast and reliable internet access.
- Italian marble and travertine floors: The interior of the mansion features exquisite Italian marble and travertine floors, adding an elegant and luxurious touch to the décor.



Interior Features

- The mansion boasts real wood floors and partially oak-crafted furniture, creating a warm and inviting atmosphere inside the house.
- Modern LED lighting has been installed throughout the house, creating a pleasant atmosphere while ensuring energy efficiency.
- The mansion is adorned with lovingly designed details, such as original refined door handles that underline its historical charm.
- The house is partly sold with valuable antique furniture and paintings, adding a special value to the interior.
- The interior of the house is designed in a cozy country style, offering a warm and welcoming atmosphere.



country style



Luxurious materials - such as Versace wallpaper

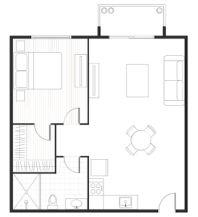


real wood floor

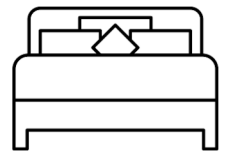


Room Layout

- The mansion features a total of 11 rooms, including 4 bedrooms, providing ample space for families or guests.
- A bathroom with a walk-in and wheelchair-accessible shower as well as a bathtub is available.
- The mansion has a separate technical room and laundry room equipped with a toilet and shower.
- A separate guest toilet provides additional comfort and convenience.
- All necessary lines and connections for an additional bathroom are present and installed to ensure smooth operation of the property.



11 rooms



4 bedrooms



technical- and
laundry room



Usage and Potential

- The mansion was previously used as a quiet vacation home, offering the opportunity to escape everyday life and enjoy nature.
- Potential for further expansion: Due to the generous room layout and available space, the mansion offers potential for further expansion or customization.
- The property can be used as a primary residence or a vacation home, providing you with the freedom to live according to your individual needs.



Quiet holiday
home



Expansion is
possible upon
request



Complete freedom
and flexibility



Kitchen and Furniture



Kitchen equipped
with Miele
appliances



valuable furniture



Marble and
travertine

- The kitchen is equipped with high-quality Miele brand appliances, offering both quality and functionality. Although the kitchen dates back to 2000, it remains in very good condition. However, it can be replaced according to modern preferences if needed.
- The furniture in the mansion is included in the sale, including valuable antique furniture and paintings that give the interior a special character.
- Italian marble and travertine floors lend the mansion a luxurious and elegant aesthetic. The noble materials create a timeless ambiance, imbuing the rooms with sophistication.
- Marble and travertine are robust and long-lasting materials that retain their beauty even with heavy use and minimal maintenance, reducing long-term upkeep costs.

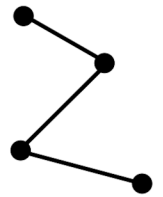


Location and Distances

- Michelin-starred restaurants nearby: Enjoy excellent cuisine close to the property. Within a radius of 50 kilometers, you will find renowned Michelin-starred restaurants such as Restaurant Le Collet (distance: approximately 35 km), Le Saisonnier (distance: approximately 35 km), or Le Pot d'Etain (distance: approximately 45 km).
- Distance to Freiburg and Basel: The city of Freiburg in Germany is only 100 kilometers away, while Basel in Switzerland is at a distance of 90 kilometers. These two cities offer diverse shopping and leisure opportunities as well as cultural attractions.
- Distance to Basel/Mulhouse Airport: The international Basel/Mulhouse Airport is easily accessible and located only 80 kilometers away. You can conveniently access both domestic and international flight connections from here.



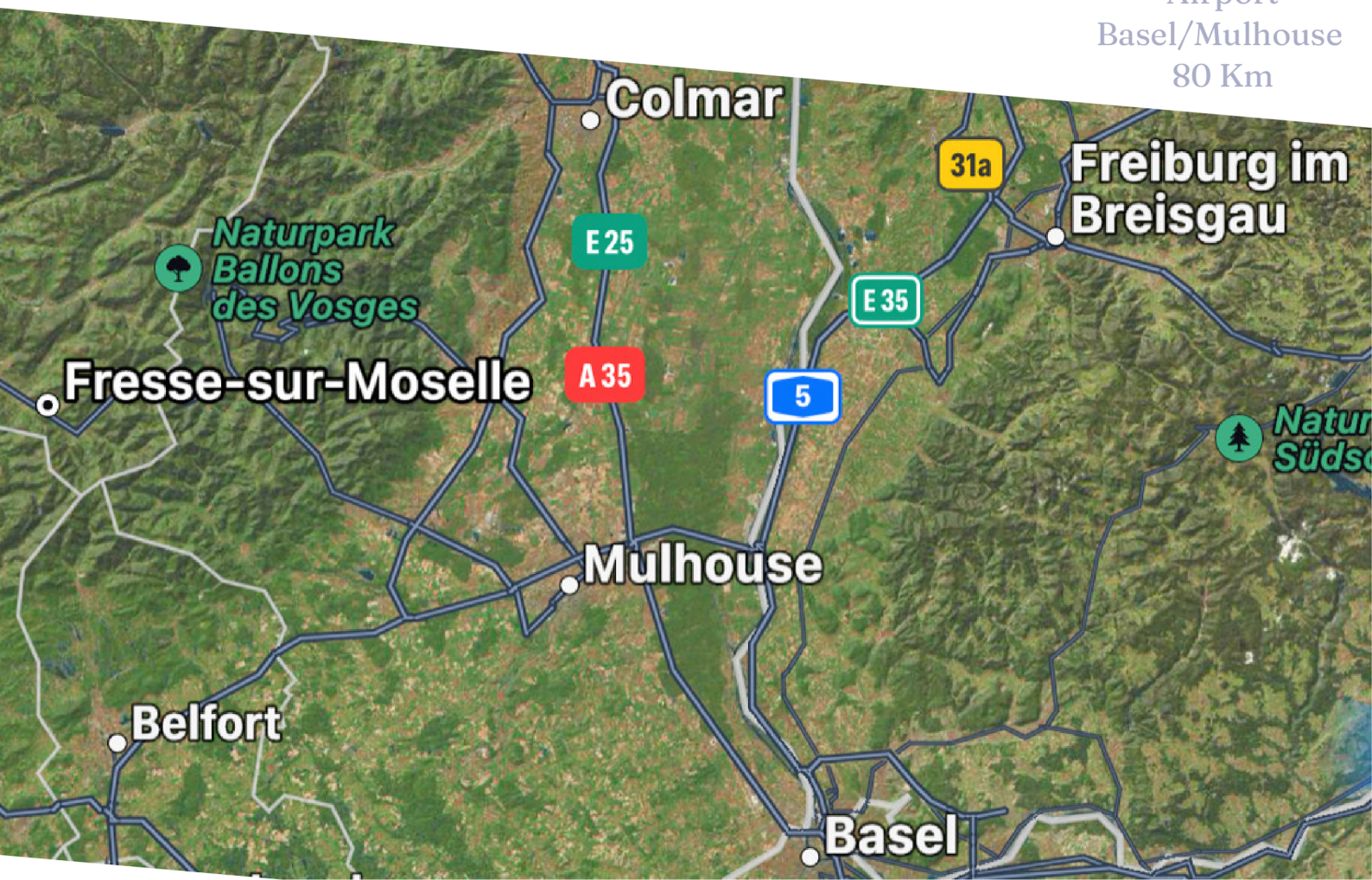
Michelin-starred restaurants within a 50km radius



Freiburg - Basel approximately 90 - 100 Km



Airport Basel/Mulhouse 80 Km



Summary

This unique country-style mansion in the French Vosges offers a wealth of possibilities for an exclusive lifestyle amidst nature. With a generous property, private waterfall access, and impressive mountain views, this estate combines tranquility, privacy, and natural beauty. The living space of approximately 347 sqm, the floors made of Italian marble, travertine, and real wood, as well as the high-quality interior, historical details, and valuable furniture, give the mansion a special charm. Seize this opportunity to use the house as a primary residence or vacation home and create your own retreat in the French Vosges.





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Exquisite Mansion in the French Vosges



purchase price

on request

In addition to taxes, fees, and additional costs



What led to us being able to pique your interest?

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