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18th century Mansion and outbuildings in Alsace

Eguisheim , Haut-Rhin , Grand-Est



€736,000

inc. of agency fees

7 Beds 2 Baths 583 sqm 690 sqm

Near the historic center of Eguisheim in the Alsace area, this elegant winegrower's mansion built in 1792 is set on a plot of 690 sqm without vis-à-vis. With its traditional architecture and its inner courtyard, it's a real haven away from prying eyes....

At a Glance

Reference	MFH-GEF22031	Near to	Colmar	Price	€736,000
Bed	7	Bath	2	Hab.Space	583 sqm
Land	690 sqm	Pool	No	Land Tax	€286.00

Property Description

Near the historic center of Eguisheim, a famous medieval town on the Wine Route elected “Favorite Village of the French” in 2013, whose narrow streets wind in concentric and multicolored circles around its castle, this elegant winegrower's house of 284 sqm of living space fits on a plot of 690 sqm without vis-à-vis. The

charm of this mansion built in 1792 and its outbuildings is expressed by its traditional architecture and its inner courtyard, a real haven of calm sheltered from prying eyes.

Upon entering the mansion, visitors are transported to the peaceful and intimate atmosphere of the place.

THE ACCOMMODATION

A Vosges sandstone porch marks the entrance and extends onto a paved driveway around which the different spaces are articulated: a workshop currently used for storage, a 60 sqm awning, the former store with generous volumes of 75 sqm also accessible from the street and a cellar of equivalent surface area housed in the basement with 2 vaults with ideal conditions for aging wine.

A pink sandstone staircase leads to the first level. A passageway overlooking the courtyard forms a link between on the one hand 4 rooms surmounted by an attic lending itself perfectly to the reception of guests and on the other hand the dwelling. The visitor enters the latter through a winter garden bathed in light adjoining a small living room and a kitchen extended by a double living room with period parquet flooring and a ceiling height of 2.65m, unusual for such a dwelling. The sleeping area offers 3 large bedrooms with a shower room and a WC. A convertible attic of 120 sqm completes this set.

This well-maintained family property has been the subject of regular and careful renovations which have made it possible to preserve its charm of yesteryear, including recently: repair of the roof and the glass roof, renovation of the facades, change of exterior joinery and maintenance of the woodwork. However, work is necessary to reveal its full potential and exploit the 583 sqm of floor space offered by the building.

FULL OF POTENTIAL

The reinterpretations of this ideally located and multi-faceted property will only be limited by the imagination of its future buyers. Very pleasant to live daily, it brings together in its current configuration the ideal conditions for a tourist rental operation.

As it stands, it is possible to easily create 3 apartments of a hundred square meters each in addition to the room on the ground floor which lends itself perfectly to the exercise of a professional activity, installation of a business, artist's studio or other meeting place that promises pleasant moments of conviviality.

There is also a possibility of rebuilding a barn at the bottom of the land with an area of approximately 150 sqm.

ABOUT THE AREA AND ACCESS

- Less than 5 minute's walk from shops and main amenities.

- Access to the A35 motorway in 9 minutes.
- 10 minutes from downtown Colmar and its high speed train station connecting Paris in 2h30.
- 35 minutes from Basel-Mulhouse international airport.

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓
Mountain View?	✓

And Before You Ask

Year of Renovation:	2006
Condition:	Needs upgrading and modernising
Reason for selling:	Familial reasons
Currently lived in:	Yes
Condition of Roof:	Recent
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Land Tax:	€286.00

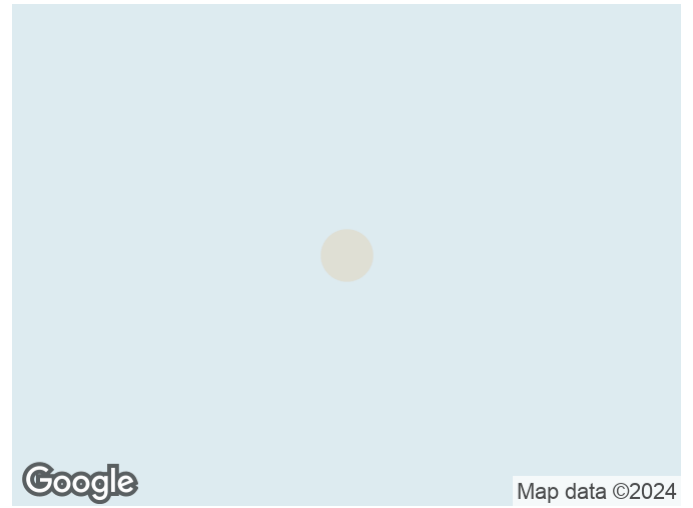
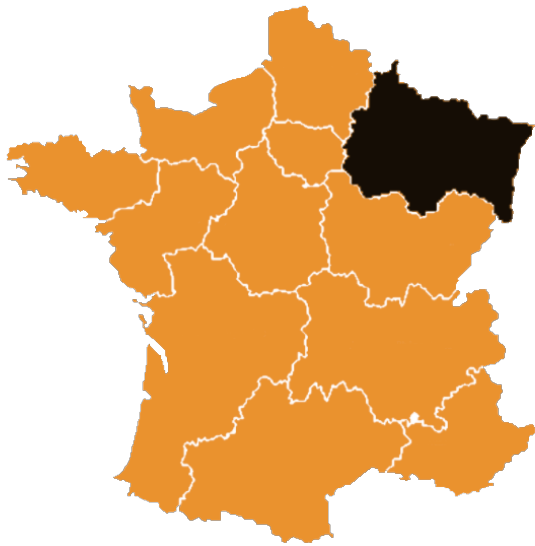
Summary

Property type:	Mansion
Bedrooms:	7
Bathrooms	2
Price	€736,000

Key Information

Year Built:	1792
Internal Area:	583 sqm
Land Area:	690 sqm
How many Outbuildings:	2
Number of Fireplaces:	1
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

Location: Grand-Est



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