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16th century manor house on the Alsace Wine Route

Ribeauville , Haut-Rhin , Grand-Est



€1,050,000

inc. of agency fees

7 Beds 3 Baths 603 sqm 60 sqm

One of a kind 500-year history Manor property nestled in the heart of this emblematic village between vineyards and mountains on the Alsace Wine Route.

At a Glance

Reference	MFH-GEF23042	Near to	Colmar	Price	€1,050,000
Bed	7	Bath	3	Hab.Space	603 sqm
Land	60 sqm	Pool	No	Land Tax	N/A

Property Description

One of a kind 500-year history Manor property nestled in the heart of this emblematic village between vineyards and mountains on the Alsace Wine Route. Located in the hollow of the Vosges hills, this exceptional residence has been listed as a Historic Monument since 1932 by the French Ministry of Culture.

Acquired in 2018, the building has been undergoing a major renovation. The quality of the materials used and the care taken in its restoration are perfectly in keeping with the 500-year history of this unique house.

THE MANSION

The building develops a living area of 346 sqm to which is added 257sqm of additional spaces (cellars, attic, garage) and is structured on 4 levels distributed as follows:

- On the ground floor overlooking the courtyard: a vault adjoining a garage used as a technical room (heating system and networks, storage, etc.)
- On the first floor: a 3-room apartment of 124 sqm composed of an entrance hall leading to a master suite, a toilet, a living / dining room giving access to the oriel window and an independent and equipped kitchen
- On the second floor: a 4-room apartment of 127 sqm articulated around an entrance hall leading to 2 bedrooms, a living room with access to the oriel window, a bathroom, a toilet and a dining room decorated with an equipped kitchen separated by a glass door and a 53 sqm terrace completing its top-of-the-range characteristics
- In the attic: housed under the roof, a 2-room apartment of 50 sqm and attic spaces for additional development potential increased to 96 sqm.

The floors of the main building are all served by a magnificent freestone spiral staircase in a square profile turret accessible by a door with a molded door frame surmounted by a segmental arched lintel carved in the center.

A wing extends the house and consists of 3 cellars accessible from the courtyard, overhung by a 45 sqm apartment currently used as a **guest apartment** composed by a bedroom, a kitchen and a bathroom with toilet.

Outside, the courtyard easily allows the parking of **3 vehicles**.

ABOUT THE AREA AND ACCESS

The strategic location of this exceptional property, close to shops and amenities within walking distance, equidistant from Sélestat and Colmar, essential tourist and cultural stops in Alsace, both close to the main axes while being away major tourist flows, constitutes an undeniable potential and gives it a major asset. Close to the German and Swiss borders.

- Access to the A35 motorway in 8 minutes.
- High-speed train station 20 minutes away, connecting Paris in 3 hours.
- EuroAirport Basel-Mulhouse and Strasbourg-Entzheim airport, 40 minutes away, serve many international lines.

Environment & Surroundings

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

And Before You Ask

Exposure:	East
Year of Renovation:	2018
Condition:	Full renovation project
Heating System:	Central heating (gas)
Reason for selling:	Familial reasons
Currently lived in:	Yes
Condition of Roof:	New
Drainage:	Connected to mains town system
Gas Supply:	Mains town

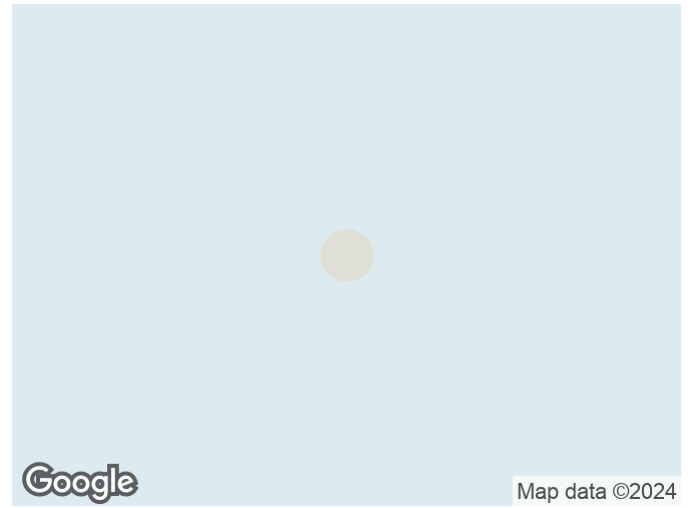
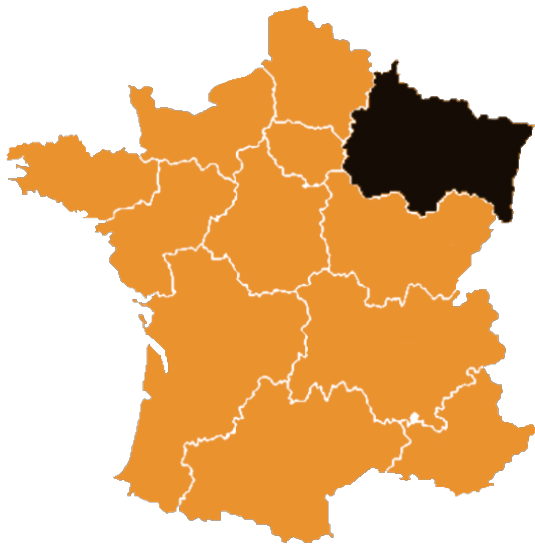
Summary

Property type:	Mansion
Bedrooms:	7
Bathrooms	3
Price	€1,050,000

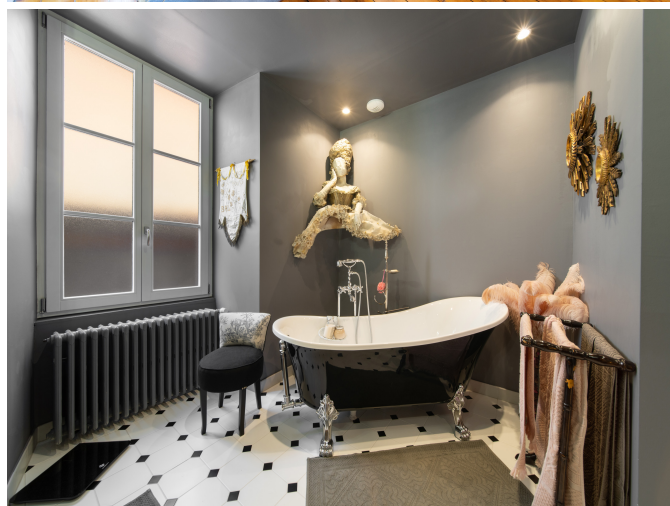
Key Information

Year Built:	1530
Internal Area:	603 sqm
Land Area:	60 sqm
Floor:	4
How many Outbuildings:	1
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 Air Conditioning?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

Location: Grand-Est



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