



RENOVATED HOUSE + 2 STUDIOS, RECEPTION
ROOM, (SALT) POOL, LAND OF ABOUT 3.1 HA.
BEAUTIFUL COUNTRYSIDE VIEWS.

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COUNTRYSIDE...



PROPERTY FACT FILE

REFERENCE	A12476
PRICE	€ 940,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	420 m ²
LAND	31123 m ²
TOWN	Bergerac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking

*Price based on current exchange rate which is subject to change



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- close to airport
- 12 km from Bergerac
- 3 suites + office 36m².
- 2 studios 41/47 m²
- reception area 90+86 sqm

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Top quality property combining authenticity, charm and refinement. On more than 3 hectares, with a dominant view, it is composed of a fully renovated main house, a barn with 2 studios (47 and 41 m²) and in its centre a reception room of more than 90m² with a mezzanine that represents an additional space of 86m². It has a large courtyard

DESCRIPTION

Some additional information:

Main house: 230 m².

The ground floor offers :

a 57m² room comprising fitted kitchen-living room with insert fire a master suite with bathroom and shower space directly overlooking the pool

On the first floor, the living room and its Scandinavian stove is articulated around a bedroom of 26 m² with its shower room and a working space of 36 m², which can easily become a complementary suite.

The barn, 346m² : also entirely renovated, offers several spaces, on both sides 2 studios of 41 m² and 47 m² .

In the centre a multipurpose space of 90 m² and its mezzanine of 86 m². This space hosts a kitchen area, a wine cellar, a workshop, archives, dressing room for artists performing here, library lounge, work space, and a first garage.

The 12x6m swimming pool with rigid cover is in direct proximity to the main house and the master bedroom, and overlooks the countryside.

Finally, the independent garage of 66m², wood frame, will shelter up to 4 cars, bikes and or motorcycles.

This is an absolute must to discover if you want to imagine a family life there, to receive family, friends or with commercial potential.

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

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A12476>

COMPLETE FILE AND PHOTO ON REQUEST



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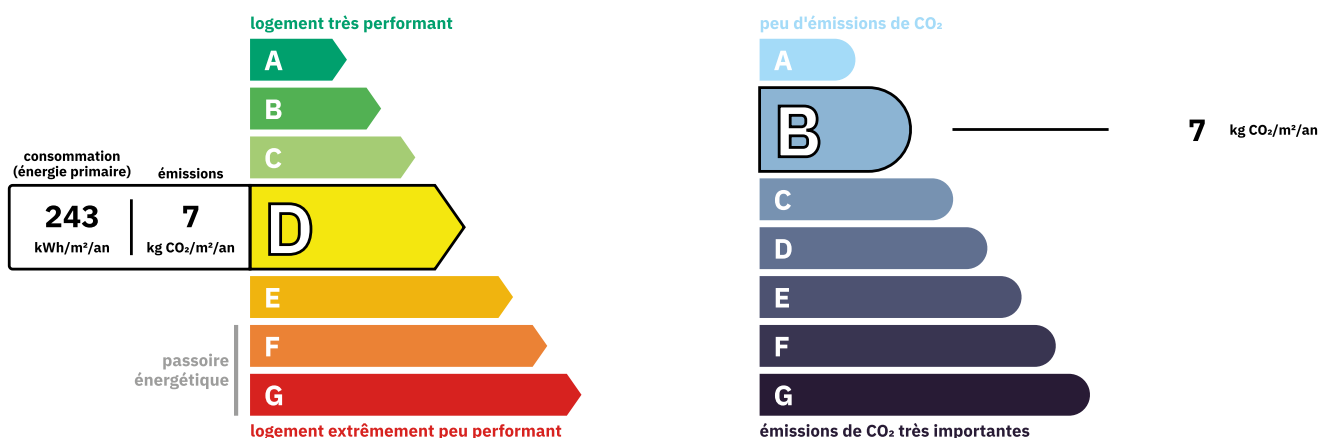
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
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Property **Poorly efficient**
Estimated annual energy costs
between 2650 € and 3660€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A12476
FILE COMPLETE
AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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