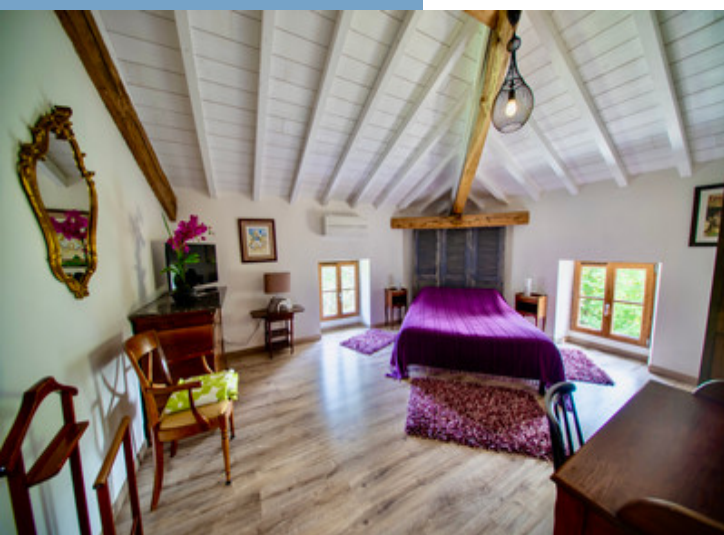




EXCEPTIONAL!! LARGE MAISON DE MAÎTRE WITH
2 GÎTES & A STUDIO, WITH HEATED SWIMMING
POOL, JACUZZI AND GARAGE.

EXCEPTIONAL!! LARGE
MAISON DE MAÎTRE WITH
2 GÎTES & A STUDIO, WITH
HEATED SWIMMING
POOL, JACUZZI A...



PROPERTY FACT FILE	
REFERENCE	A22640BRU40
PRICE	€ 1,280,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	9
ACCOMMODATION	765 m ²
LAND	24703 m ²
TOWN	Losse
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Completely renovated
- High potential gîtes/chambres d'hôtes
- heated swimming pool and Jacuzzi
- Fiber
- Equipped for people with reduced mobility

EXCEPTIONAL!! LARGE
MAISON DE MAÎTRE WITH
2 GÎTES & A STUDIO,
WITH HEATED
SWIMMING POOL,
JACUZZI A...

Ref : A22640BRU40

Charm and Prestige: Renovated property with Maison de Maître, Gîtes, garage, heated swimming pool and Jacuzzi. Exceptional amenities!

Discover a real estate treasure, nestled in the heart of a sumptuous plot of 24,703 m². This unique property, having benefited from 3 years

DESCRIPTIF

Outstanding Features:

- Maison de Maître (1869) of approximately 600 m2 on 3 levels with 5 bedrooms: An elegant and spacious residence, steeped in the history and refinement of a bygone era.

On the ground floor, this long corridor / hall crossing, typical of mansions serves the living room with insert, the dining room with its fireplace and built-in storage, a master suite with possible disabled access, the fitted kitchen and its Polyflam fireplace, a scullery / laundry room, a toilet with hand basin central vacuum on the 3 levels. Access to the huge terrace / summer kitchen equipped with a plancha, sink and fryer.

On the 1st floor Access by a superb stone staircase with changing colours thanks to the luminosity of a stained-glass window with floral motifs placed under the skylight. Its colours are reflected along the Marmorino walls, floated and smoothed in the old-fashioned way. You will arrive at the rest floor where there is a complete master suite: bedroom, bathroom-wc, office, dressing room and 2 huge bedrooms with bathroom-wc.

The 2nd floor is the relaxation area. It also has a bedroom with shower room, toilet and two vertical washbasins facing each other. A billiard room and TV corner. A reading area, a workshop for your favorite passions as well as two storage rooms. Two thermodynamic hot water tanks. The lower windows on this floor have a child protection lock/key.

- Old 17th century half-timbered farmhouse of approximately 350 m2 divided into three parts: 2 G

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A22640BRU40>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

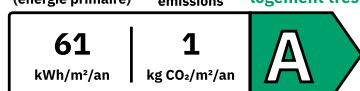
EXCEPTIONAL!! LARGE
MAISON DE MAÎTRE WITH 2
GÎTES & A STUDIO, WITH
HEATED SWIMMING POOL,
JACUZZI A...

Ref : A22640BRU40

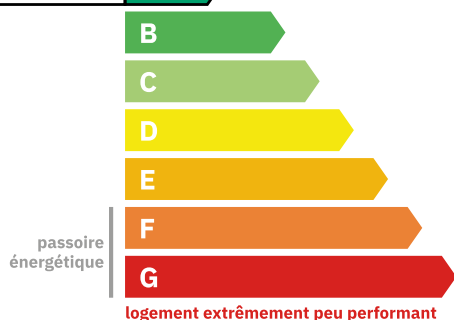
ENERGIE-DPE

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

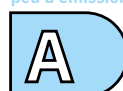
consommation (énergie primaire) émissions logement très performant



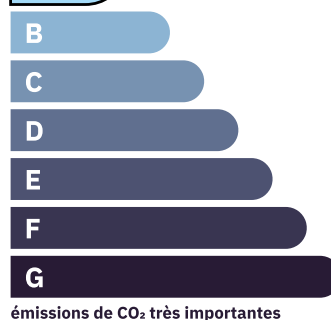
35 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂



1 kg CO₂/m²/an



émissions de CO₂ très importantes

Property **Very efficient**
Estimated annual energy costs
between 1730 € and 2420€ 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A22640BRU40
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

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

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