



LOCATION, WONDERFUL VIEWS, BEAUTIFUL
ROOMS, EDGE OF VILLAGE, A MOULIN; THIS
IMPRESSIVE 18C PROPERTY HAS IT ALL

LOCATION, WONDERFUL
VIEWS, BEAUTIFUL ROOMS,
EDGE OF VILLAGE, A
MOULIN; THIS IMPRESSIVE
18C PROPERTY ...



PROPERTY FACT FILE

REFERENCE	A30984AT47
PRICE	€ 999,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (951 430 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	305 m ²
LAND	31309 m ²
TOWN	Loubès-Bernac
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

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



- Fabulous end of chemin location, walk to village
- Beautiful views, mature trees, pool. In 3 hectares
- Grand full height rooms with beams and mosaics
- Spacious covered terrace, stone fireplace
- Ancient windmill (moulin) for guests or staff

LOCATION, WONDERFUL VIEWS, BEAUTIFUL ROOMS, EDGE OF VILLAGE, A MOULIN; THIS IMPRESSIVE 18C PROPERTY

Ref : A30984AT47

Location, location, location. You access this impressive property set in 7.7 acres via a long driveway bordered by hedges, and past the charming moulin. There are mature trees and mesmerising views across the valley.

This beautiful home is used by the current owner to entertain friends

DESCRIPTIF

Inside

Lounge & dining room: very spacious full height room with terracotta mosaic & wood floor, stone walls, arch windows, open fireplace, bar, impressive cartwheel light fittings 118.56 m².

Kitchen: (19.85 m²) with dishwasher, built-in oven, hob, fryer, microwave, sink, fitted units. Access to the front terrace and driveway, and to the pool terrace and the hall.

Hall : terracotta tiles, area presently used as an office with external door to front garden, and a door to the rear terrace. Access to bedrooms, WC, and to the pool terrace 18.86 m², plus office area 17.22 m².

Master bedroom suite: with full height ceiling, wonderful mosaic floor and access to a private terrace 40.71 m².

En-suite: a spacious room with double sink, WC, and cabin shower and heated towel rail 10.94 m².

Bedroom 2: window to the front garden, terracotta floor 14.14 m².

En-suite: shower, bidet, double hand-basin, mosaic tiles 5.08 m².

Bedroom 3: window to the front garden, fitted wardrobes, carpet 15.35 m².

En-suite: shower cabin, bidet, WC, bath, double hand basin 8.55 m².

WC: toilet, terracotta floor

Bedroom 4: this is accessed via stairs in the lounge, velux window and access to a further storage area 7.73 m².

Windmill / Moulin

Set away from the main house, ensuring privacy is the charming former windmill. There is a sitting area, a kitchen and a bathroom on the ground floor. On the next floor there is a bedroom, and above a further room. The building has its own heating. It needs updatin



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30984AT47>

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

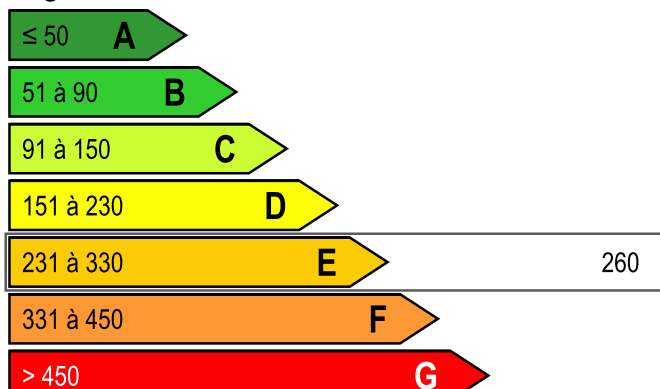
LOCATION, WONDERFUL
VIEWS, BEAUTIFUL ROOMS,
EDGE OF VILLAGE, A MOULIN
THIS IMPRESSIVE 18C
PROPERTY ...

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

Ref : A30984AT47

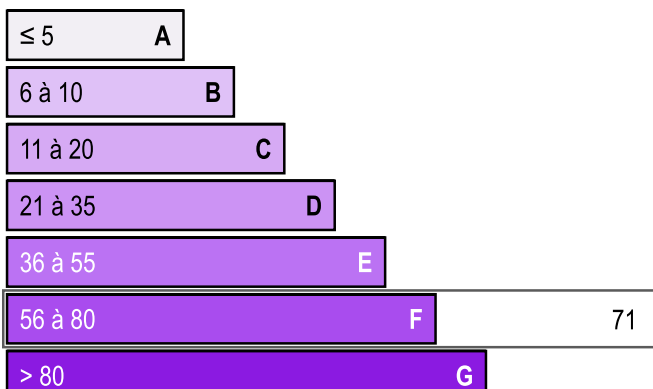
ENERGIE-DPE

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

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 : A30984AT47
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