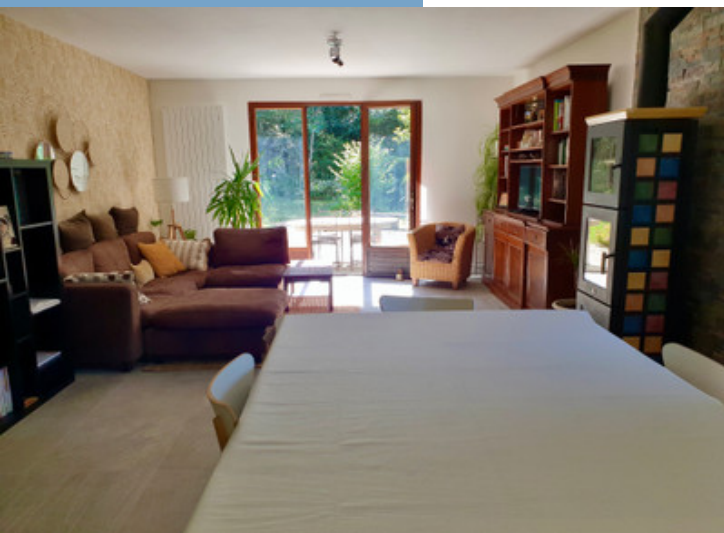




5 BEDROOM HOUSE SET IN WOODLAND ON
EXCLUSIVE PRIVATE ESTATE. 10KM BEACHES.

www.leggettprestige.com

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IN WOODLAND ON
EXCLUSIVE PRIVATE
ESTATE. 10KM BEACHES....



PROPERTY FACT FILE	
REFERENCE	A31930PH44
PRICE	€ 411,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (395 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	2
ACCOMMODATION	196 m ²
LAND	4595 m ²
TOWN	Herbignac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Exclusive location on private 16.5 hectare estate
- South facing. Spacious rooms flooded with light.
- B&B potential, family home, or house & rental.
- A choice of sandy beaches within 10 km.
- Completely private yet just 3 km from town.

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GROUND FLOOR

Entrance hall 4,9 m²

Large lounge-dining room with woodburner & patio doors overlooking the mature, wooded garden 37m²

DESCRIPTION

The first floor apartment provides approx. 41 m² of additional living space.

Side entrance

Large landing – a perfect open plan office

Open plan lounge-dining room with fitted kitchenette

Bathroom 2 with bath & overhead shower & sink

WC

Bedroom 1

Bedroom 2

Office or child's bedroom

Under eave attic area for storage

The property is equipped with inbuilt storage throughout.

The entire ground floor, inclusive of garage, covers 163.8 m²

OUTBUILDINGS

Integrated garage with mechanic's pit & side entrance 40.7 m²

Workshop

Garden shed

Log store

EXTERNALS

The house is set within more than an acre of garden, which bursts into colour once Spring arrives. There is a patio area from which to enjoy the views of the woodland. It is secure, private and fully enclosed.

You will also become shareholder of the entire country estate which boasts a tennis court and charming woodland walks. This is a private estate, access to which is confined to the residents.

LOCATION

A countryside location just outside the dynamic town of Herbignac, well known for the Château de Ranrouët. It offers a wide range of services and shops, including a large hypermarket. In the opposite

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31930PH44>

COMPLETE FILE AND PHOTO ON REQUEST



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

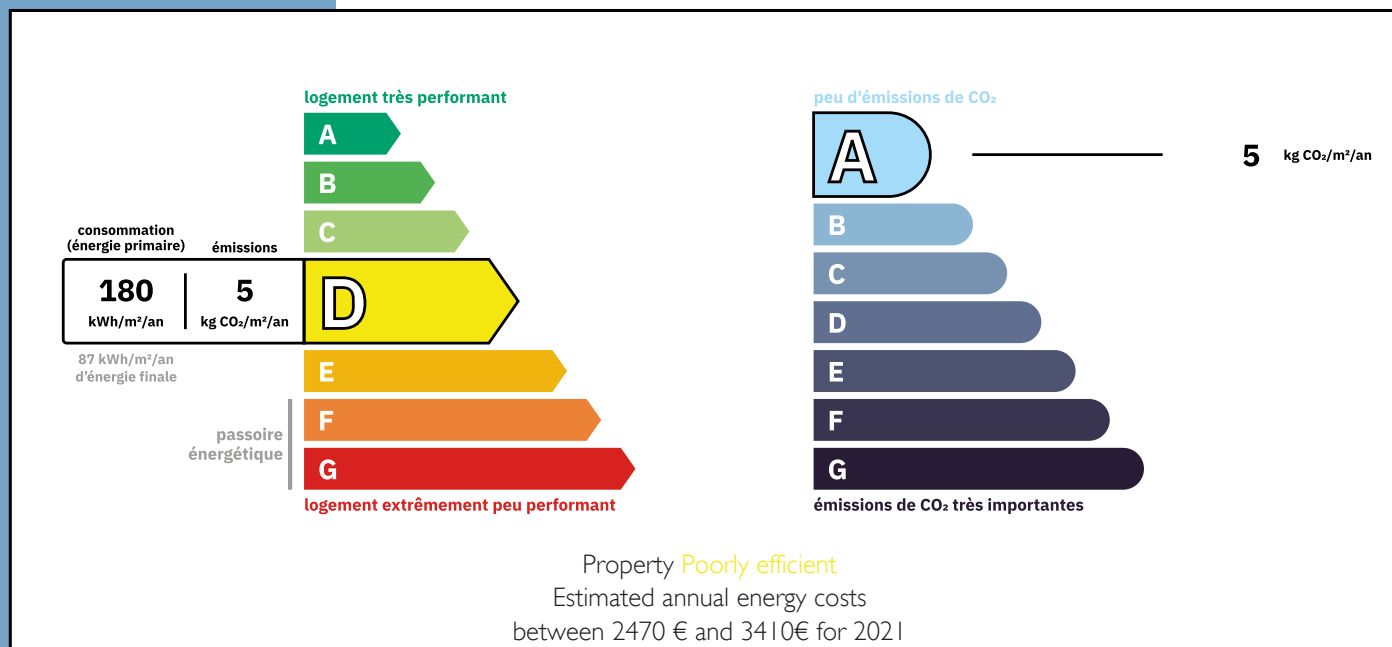
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ENERGIE-DPE

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



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 :A31930PH44
FILE COMPLETE
AND PHOTOS
ON REQUEST

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