



LAVISH PRIVATE DOMAINE: FIVE SEPARATE
DWELLINGS, 2 POOLS, TENNIS COURT, GYM. SET
ON 77 ACRES & PANORAMIC VIEWS

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PROPERTY FACT FILE

REFERENCE	A33192LC24
PRICE	€ 1,590,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 500 000 EUR hors honoraires)
BEDROOM	15
BATHROOM	8
ACCOMMODATION	800 m ²
LAND	315243 m ²
TOWN	Saint-Paul-la-Roche
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage

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





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This beautiful domaine stands proud on the hilltop overlooking the valley and has astounding panoramic views over the countryside.

Within the complex is a 6 bedroom farmhouse, a beautiful converted ancient granary, 2 detached cottages, a renovated barn with gym and

DESCRIPTION

The domaine includes a 6 bedroom farmhouse, an ancient Granary with 4 bedrooms, 2 detached cottages, a renovated barn with gym and first floor studio apartment, workshops, large garages, 2 wonderful pools one with pool house, terraces and a tennis court.

Each houses has been renovated to a high standard using top quality fixtures and fittings. The detached granary is voluminous, has been renovated using quality fixtures and fittings (marble work tops, copper La Comue range oven, double ovens, white stone fireplace, copper bath, ornate sink), and would be perfect as a family home and would equally work as two rentals.

The detached 2-bedroom cottage is situated alongside the granary, also very spacious, has been modernised and decorated with taste.

The heated in-ground 10 m x 5 m swimming pool has a wonderful sun terrace to relax and benefit from the astounding views.

The farmhouse is more rustic in comparison, it benefits from an open-plan living room/kitchen area and has 6 bedrooms. Alongside the farmhouse is a stone cottage with a large ground floor living space with spacious light and luminous kitchen. There are 4 bedrooms (2 are less than 10m²). The renovated barn consists of a 1st floor apartment with exposed beams and a balcony looking over the valley, a games room/gym and more than enough workshop and garage space that you could wish for! The luxurious 12m x 6m pool with handy pool house sits slightly higher than the buildings and benefits from a panoramic vi...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33192LC24>

COMPLETE FILE AND PHOTO ON REQUEST

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

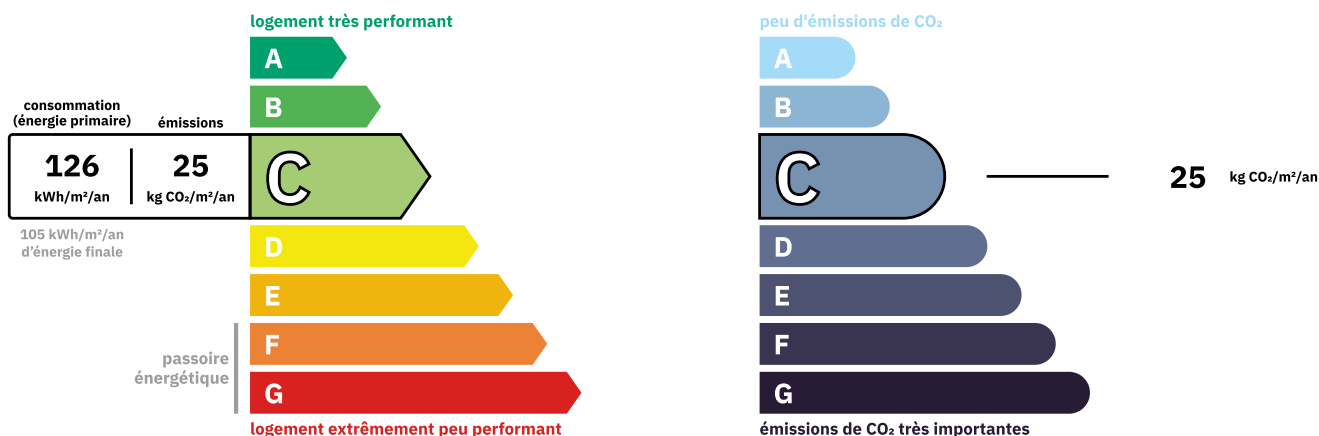
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property Moderately efficient
Estimated annual energy costs
between 2340 € and 3220€ for 2023

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 : A33192LC24
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AND PHOTOS
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