



VAST HOUSE IN POPULAR MEDIEVAL MARKET
TOWN. COMFY HOME, PLUS B&B OR OTHER
POTENTIAL.

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PROPERTY FACT FILE	
REFERENCE	A33977SOM82
PRICE	€ 695,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	8
ACCOMMODATION	530 m ²
LAND	110 m ²
TOWN	Saint-Antonin-Noble-Val
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Mains Drains, High speed internet, Fiber optic
*Price based on current exchange rate which is subject to change	



- Ready to run as a B&B or vast family home
- Central location in thriving tourist centre
- Recently redecorated
- Full of authentic historic charm
- Small garden easy to manage

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Amazing opportunity to acquire a beautifully-presented home in this mediaeval market town. Character and charm are everything here, from the central entrance hall and sweeping wooden staircase up to the huge attic rooms with exposed beams and down to the ancient vaulted cellars. In between, the well proportioned, airy rooms have

DESCRIPTION

Please ask to see the plans (2D/3D) for more detailed information on layout.

From the street, enter through impressive wooden double doors to a broad central hallway, maison de maître style (14 m long)

To the right, large kitchen with cooker set in the ancient fireplace. Walls are of exposed stone, old brick, and plaster. Tiled floor. Exposed wooden ceiling. Shelving, stainless steel double sink, windows to front. Access to dining room. (29 m²)

From hallway, WC and main entrance to:

Dining room/lounge, also with access from kitchen. A long, well-proportioned room with high ceilings, fireplace, intricate plasterwork, wainscoting, polished floorboards. Tall windows to rear. (45 m²)

On the opposite side of the hall, a door leads through a very thick wall into what was once a separate building and now offers: Very large laundry room with built-in storage, sink and connections for several machines. (32 m²)

To the right, door through to a double bedroom with ensuite shower and toilet. Windows to rear and overlooking courtyard garden. (20 + 4 m²)

To the left, door through to studio apartment with independent access from the front of the building. Ensuite shower and WC, kitchenette. (35 + 4 m²)

At the end of the hall, the stairs give more evidence of the age of this building with the wood polished to a gleam. They lead down to the lower ground floor/basement (more on this later) and up to the

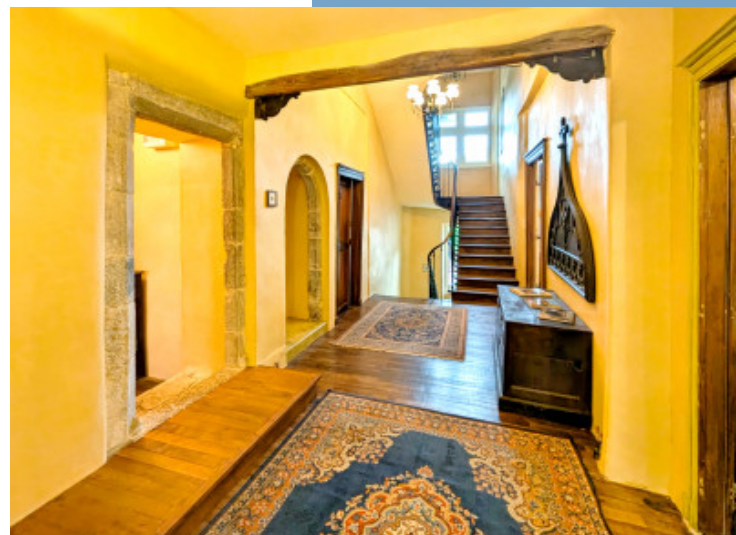
First floor:

Broad central hallway with built-in storage cupboards at the far end. ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33977SOM82>

COMPLETE FILE AND PHOTO ON REQUEST



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

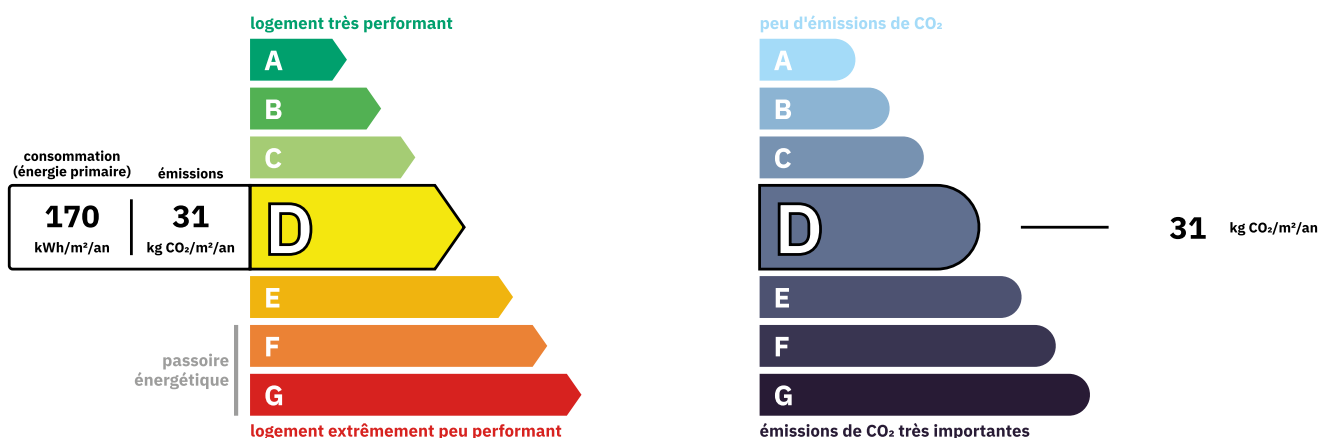
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 6090 € and 8300€ 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

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FILE COMPLETE
AND PHOTOS
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