



SET OF THREE HOUSES, SWIMMING POOLS, POOL HOUSE AND WELLNESS AREA

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SWIMMING POOLS, POOL
HOUSE AND WELLNESS
AREA...



PROPERTY FACT FILE

REFERENCE	A37848BD24
PRICE	€ 795,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	6
ACCOMMODATION	251 m ²
LAND	23423 m ²
TOWN	Le Bugue
DEPARTMENT	
LOCATION	Isolated
TYPE	
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Superb setting
- Spa, hammam, sauna, swimming pools...
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This stone property exudes authentic charm and a rare sense of serenity. It comprises a main house, two guest houses, two swimming pools with pool house (currently a gym), a fully equipped wellness area and a large garage

DESCRIPTION

This stone property exudes authentic charm and a rare sense of serenity. It comprises a main house, two guest houses, two swimming pools with pool house (currently a gym), a fully equipped wellness area and a large garage

The setting is exceptional.

The main house, comfortable and welcoming, has two bedrooms and offers a pleasant living space, combining old-world charm with modern comfort. A few steps away, the large, fully equipped guesthouse has three bedrooms, making it ideal to welcome families. The smaller, more intimate guesthouse offers two bedrooms in an equally well-appointed setting.

The outdoor facilities are remarkable, with two swimming pools, a spa, and a wellness area with hammam and sauna, inviting you to relax. The large garage/workshop, a boules court, and a well complete this property, offering numerous possibilities.

An ideal place to live and entertain, combining nature, relaxation, and activities within the grounds.

MAIN HOUSE - 125 m²

GROUND FLOOR

Dining room 35 m² (wood-burning stove)

Living room 20 m²

Kitchen 21 m²

Shower room and toilet 2.6 m²

Office, wardrobe and laundry room 18.3 m²

FIRST FLOOR

Hallway 1.7 m²

Bathroom, bath and shower 4.3 m²

WC 0.5 m²

Bedroom 10.2 m²

Bedroom 10.8 m²

LARGE GÎTE - 92 m²

GROUND FLOOR

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37848BD24>

COMPLETE FILE AND PHOTO ON REQUEST



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

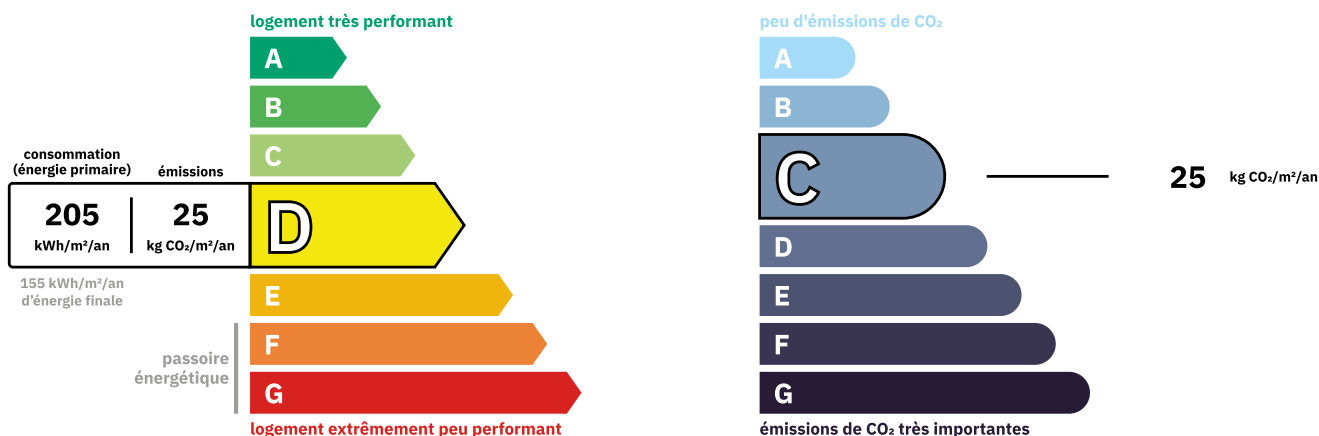
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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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 2230 € and 3110€ 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 : A37848BD24
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AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

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

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