LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



QUIET, LARGE PROPERTY WITH CHARACTER, BEAUTIFULLY RENOVATED. OUTBUILDINGS, SWIMMING POOL, EXCEPTIONAL VIEWS

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PROPERTY FACT FILE

REFERENCE	A39427PRD19
PRICE	€ 556,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (530 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	4
ACCOMMODATION	250 m²
LAND	24894 m²
TOWN	Saint-Privat
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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





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- 16th-century main house with exceptional views
- 6 bedrooms, 4 bathrooms, 2 kitchens, 1 sauna
- Impeccable quality of renovations
- Ideal for holiday cottages and horse owners!
- Remarkable natural and historical environment

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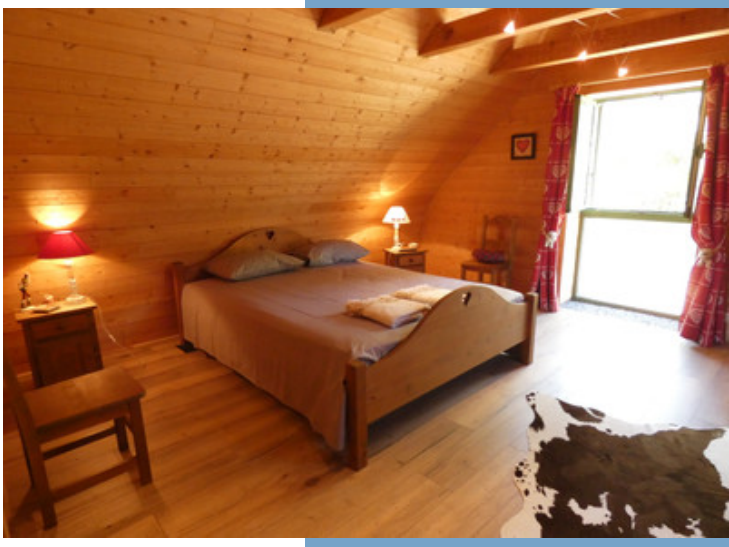
This perfectly renovated and equipped estate is a peaceful and magical place. This magnificent property is situated in a commanding position on 2.5 hectares of fenced land with stables, a well and exceptional panoramic views without any neighbours opposite. With 6 bedrooms, 4 bathrooms, 2 kitchens, 1 sauna, 1 veranda and a swimming pool, this



DESCRIPTION

The main dwelling is covered with slate tiles, its contours are entirely paved with granite cobblestones, and the ground floor of the house is covered with antique terracotta tiles.
It features an original ground floor comprising a large period living room (27.6m²) with a magnificent stone inglenook fireplace and a beautiful lounge with a remarkable period inglenook fireplace (29m² + 2m² pantry), with direct access to a charming fitted kitchen (12m²). Adjacent to this is a dining room located in a large, bright veranda (22m²). On the same level, there is a boiler room and a summer kitchen opening onto the terrace and heated swimming pool with remarkable views. This beautiful, convivial space features a pizza oven and a giant plancha grill.
In the living room, on a half-level, there is a beautiful 13m² mezzanine and on the first floor, there is a master bedroom with shower room (18m²), two characterful bedrooms (13.6m² and 10m²) and a bathroom.
In the basement, a large air-conditioned cellar measuring 26m².
Heating systems: geothermal heat pump and enamel pellet stove.
Each bedroom is equipped with reversible air conditioning. The swimming pool (13x5m) is heated by 5 photovoltaic panels.
Sanitation system: septic tank serviced.
The properties are equipped with fibre optic broadband and smoke detectors.
Adjacent to the property is a building used as a garage and living space, with a two-car garage on the ground floor (39m², fully tiled, two electric doors). An extern...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39427PRD19

COMPLETE FILE AND PHOTO ON REQUEST

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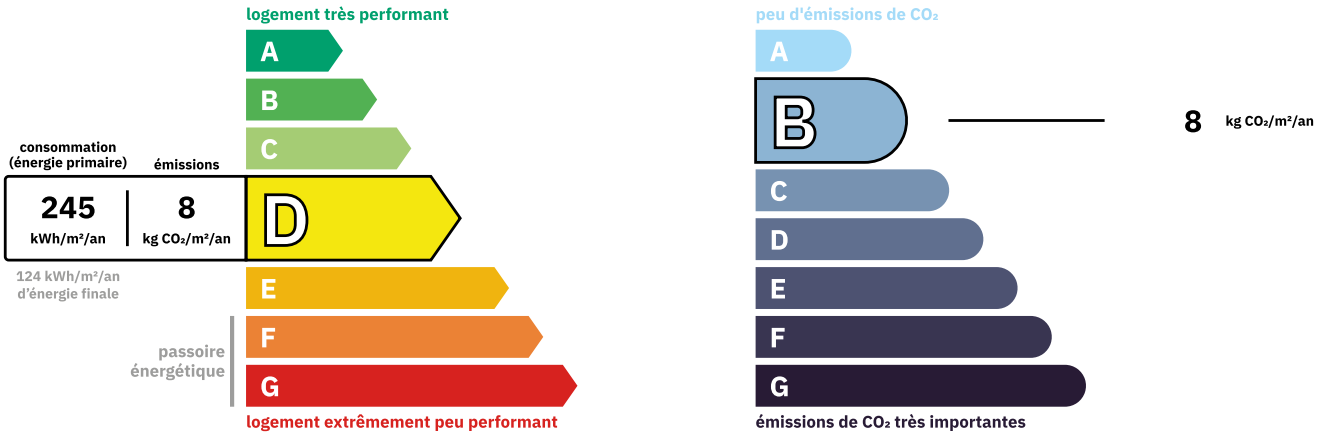
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2810 € and 3880€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A39427PRD19

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