



ATTRACTIVE NEW PRICE FOR RAMBLING  
FARMHOUSE AND GARDENS IN SOUTH OF  
FRANCE, COSY FAMILY HOME, HEATED POOL



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GARDENS IN SOUTH OF  
FRANCE, COSY FAMILY  
HOME, HEATED...



| PROPERTY FACT FILE                                                              |                                                                           |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| REFERENCE                                                                       | A40506SOM81                                                               |
| PRICE                                                                           | € 669,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 6                                                                         |
| BATHROOM                                                                        | 5                                                                         |
| ACCOMMODATION                                                                   | 414 m <sup>2</sup>                                                        |
| LAND                                                                            | 11417 m <sup>2</sup>                                                      |
| TOWN                                                                            | Lacapelle-Pinet                                                           |
| DEPARTMENT                                                                      |                                                                           |
| LOCATION                                                                        | Hamlet property                                                           |
| TYPE                                                                            | Maison de Vacances, Bed and Breakfast, House                              |
| CONDITION                                                                       |                                                                           |
| FEATURES                                                                        | Swimming Pool, Other Drainage, Lake                                       |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                           |





- Very comfortable family home, flexible layout
- Within 7 km of village with amenities
- Ideal for home-working, B&B, chambre d'hôte, gîte
- Many outbuildings for possible further development
- Beautiful grounds with lake and heated pool

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Combine an idyllic country lifestyle with a range of income opportunities. Designed for large family or intergenerational living, with home-working and/or chambre d'hôte or gîte activity in mind. Plenty of bathrooms and inviting spaces for people to pass the time indoors and out. The grounds include a large, in-ground, heated pool, small

## DESCRIPTION

Drive in through the double gates to ample secure parking. Three substantial outbuildings shield the main house from view.

Enter through the ancient front door to discover a broad hallway (17 m²).

To the left, the spacious kitchen with fitted cabinets, range-style dual-fuel cooker and a large central island (free-standing). Tiled floor. Exposed beams painted white. Pantry cupboard under the stairs. (27 m²)

Through the kitchen, further to a broad hallway running along the rear of the house, giving access to a shower room with laundry area at one end (10 m²), a spacious cloakroom at the other (10 m²), and the large living room (45 m²).

This comfortable reception room, with its exposed beams, polished solid oak flooring, modern and efficient wood-burning stove and dual aspect is a delightful space. One glass door gives access to the south-facing patio and garden at the side of the house, French windows open to the front, with its semi-courtyard and ancient olive tree.

From the front door again, turn right into another spacious hallway (22 m²) with access to a large larder and the utility room (7 m²) housing the gas central heating and hot water boiler and the pool equipment.

Beyond this is a second reception/dining room with its own wood-burning stove set in a large raised stone fireplace, windows to the front and French windows to the poolside and barbeque area to the rear (40 m²). This is another large and comfortable space, ideal as a dining room with office are...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40506SOM81>

COMPLETE FILE AND PHOTO ON REQUEST



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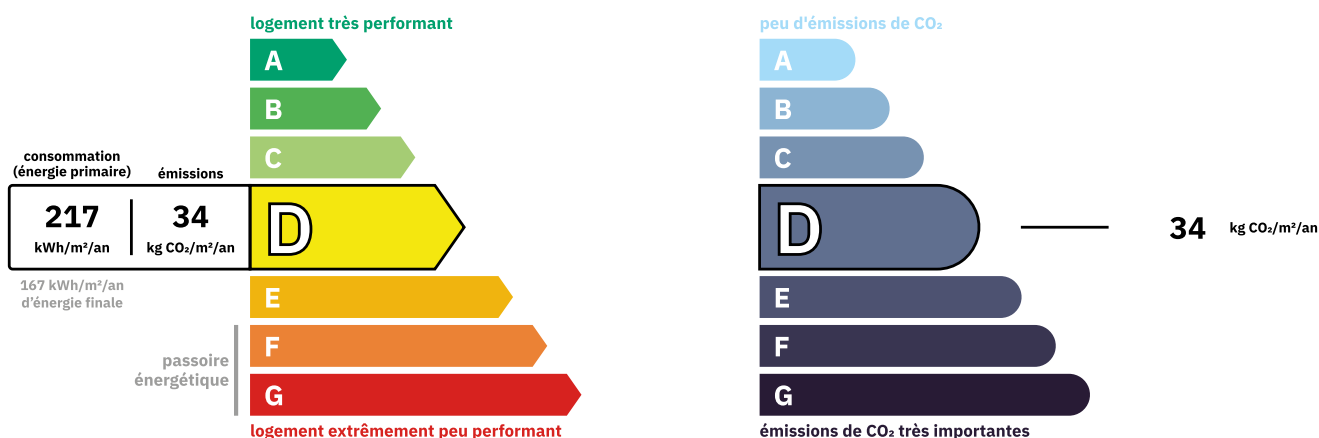
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 9760 € and 13300€ for 2023

## NOTICE

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## CONTACT

Réf : A40506SOM81  
FILE COMPLETE  
AND PHOTOS  
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