LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

COUNTRY ESTATE FEATURING TWO HOUSES AND STONE OUTBUILDINGS, ALL SET IN 6 HECTARES OF PRIVATE LAND.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A40974CDE16
PRICE	€ 605,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (575 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	4
ACCOMMODATION	347 m²
LAND	60000 m²
TOWN	Ronsenac
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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

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- Elegant Maison de Maître and Renovated Stone gite.
- Extensive Traditional Stone Outbuildings
- Surrounded by private arable farm land
- Authentic Character and Original Features
- Angouleme 30 min - TGV Paris in 2 Hours.

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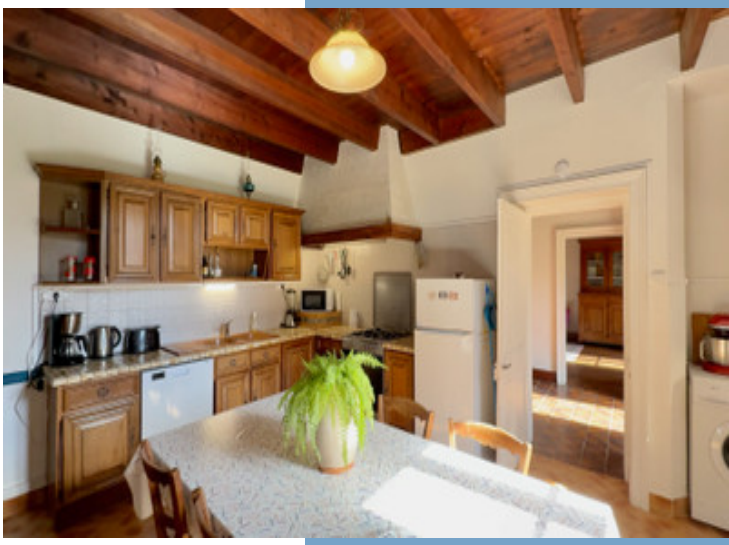
Exceptional Country Estate near Villebois-Lavalette, Charente

Two Renovated Stone Houses • Extensive Traditional Outbuildings • Set in 41 Hectares of Pasture, Woodland & Parkland



DESCRIPTION

The property comprises a beautifully restored Maison de Maître and a charming secondary stone house, together forming an elegant and versatile country estate. Retaining a wealth of original features — exposed beams, stone fireplaces and traditional floor tiles — both houses combine authentic character with modern comfort.

The second residence currently operates as a successful rental property, providing an immediate income stream or flexible guest accommodation.

Accommodation

Maison de Maître: Dates back to 1788 and enlarged in 1891.Generous reception rooms, farmhouse kitchen, several bedrooms and bathrooms, all finished to a high standard while preserving period details.
Property consists of:
Kitchen 19.39 m2
Living room 25.33 m2
Bedroom 1 21.33 m2
Bedroom 2 12.64m2
Bedroom 3 9.82 m2
Hallway 12.31 m2
Shower room 3.00 m2
Sdb en suite 5.41
Entrance hallway 14.07
WC 1.61
130 m2 ground floor living space.
First floor has a 57m2 area of loft partially renovated.
Oil fired central heating. (boiler installed less than 3 years)

Second House: Independent stone dwelling, fully renovated and ready for immediate occupation or letting. Dates back to 1900.
Kitchen/diner 30.91 m2
Living 30.07m2
Studio/wc/laundry room 40.23m2
Bedroom 1 14.10m2
Bedroom 2 11.09m2

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40974CDE16

COMPLETE FILE AND PHOTO ON REQUEST

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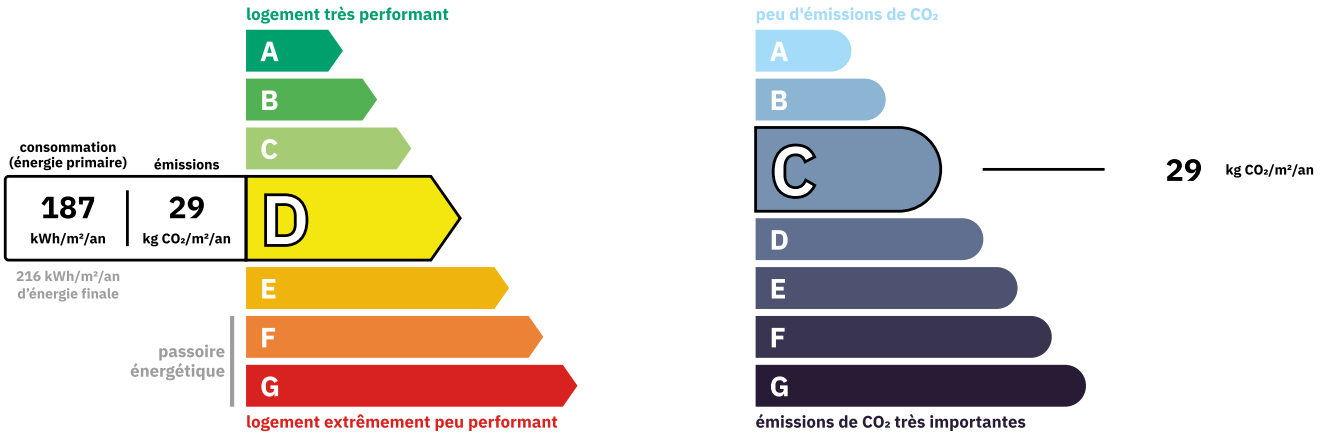
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2910 € and 3990€ 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 :A40974CDE16

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