



2 OUTSTANDING, RENOVATED STONE
PROPERTIES WITH POOL AND LAND WITH
STUNNING COUNTRYSIDE VIEWS

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PROPERTY FACT FILE

REFERENCE	A41108JNK23
PRICE	€ 779,100 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (735 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	260 m ²
LAND	3152 m ²
TOWN	Gioux
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Other Drainage, Garage, Barns - outbuildings

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

- Stunning views
- Renovated to a very high standard
- Peaceful, hamlet location
- Close to the pretty market town of Felletin
- Suitable for 2 families or a luxury gite complex

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This is a rare opportunity to purchase not just one beautifully renovated house, but two! The original barn has been transformed into a sleek, modern home with luxury fixtures and fittings throughout. No expense has been spared in its transformation - it even has its own sauna room and a large balcony overlooking the pool.

DESCRIPTION

PROPERTY 1 - habitable surface area 148.15m²

This beautiful converted stone barn offers the following accommodation: GROUND FLOOR - sauna room (3.2m x 3.6m) with shower, washbasin and separate WC - the dimensions of the actual sauna - 2m x 1.8m, laundry room (5.6m x 2.10m), storage cupboard, a large storage room with concrete floor and lighting accessed from outside (6.7m x 5.8m); FIRST FLOOR: open plan luxury fitted kitchen with breakfast bar/dining area with stunning countryside views (4.6m x 5.7m) leading to the living area (5.8m x 5.7m) with access to large balcony, state of the art wood burner with wood burning oven above, WC, bedroom 1 (3.3m x 3.09m) with en suite shower room (2.5m x 2.18m); SECOND FLOOR: bedroom 2 (3.2m x 3.7m) with picture window, open landing leading to bedroom 3 (3.48m x 3.9m) - currently used as another sitting room - bathroom (3.48m x 2.11m) with bath, wash basin and WC.

PROPERTY 2 - habitable surface area 112.2m²

This charming former farmhouse provides the following accommodation: GROUND FLOOR: living area/dining area with wood burner / fitted kitchen (8.24m x 5.55m), laundry room with separate WC, storage cupboard; FIRST FLOOR: landing, bathroom (2.72m x 2.88m) with shower, WC and wash basin, bedroom 1 (5.6m x 3.15m), bedroom 2 (5.19m x 2.57m); SECOND FLOOR: attic bedroom 3 with ensuite WC (the whole of this floor measures 8.4m x 4.7m) - this is a very large bright room, which is currently used as a living room.

OUTSIDE: garden, terrace...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41108JNK23>

COMPLETE FILE AND PHOTO ON REQUEST



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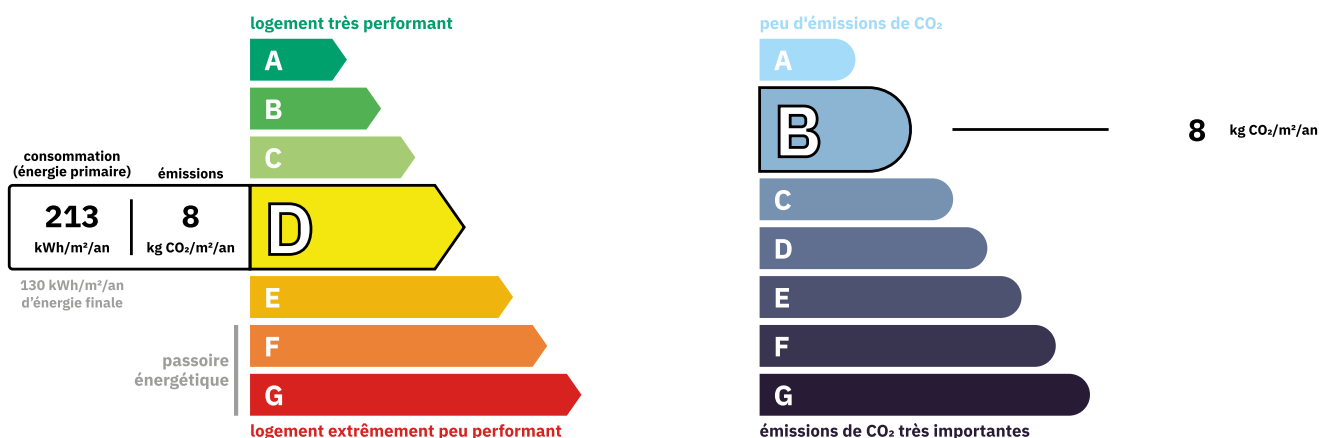
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ENERGIE-DPE

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 2580 € and 3530€ for 2022

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

Réf : A41 I08JNK23
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AND PHOTOS
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