LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STUNNING MANSION WITH TERRACE, SECRET GARDENS, STABLE AND LOTS OF CHARACTER IN A GREAT LOCATION

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

REFERENCE	A41540DAL34
PRICE	€ 485,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	2
ACCOMMODATION	391 m²
LAND	427 m²
TOWN	Saint-Geniès-de-Fontedit
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Garage, Private parking, Well

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





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- 7 Bedooms with option to increase to 9
- Large outbuilding offer business opportunity
- Orignal character throughout
- Private gardens
- Garage

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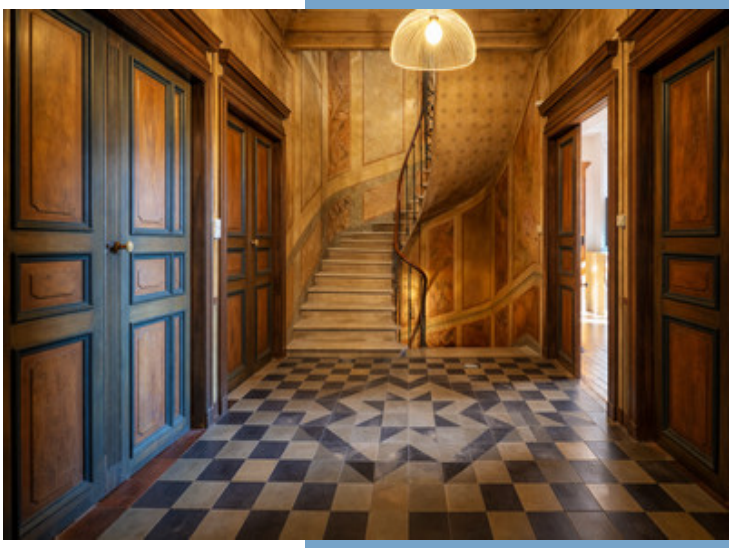
Located in the heart of this charming village, this exceptional winegrower's house is full of character and charm. Arranged over three floors, it offers several reception rooms, a dining room, kitchen, and utility room. There are seven bedrooms, with the possibility of adding more, along with two bathrooms and separate WCs. Outside,



DESCRIPTION

Located in the heart of the charming village of Saint-Geniès-de-Fontedit, surrounded by picturesque vineyards, this impressive property offers a peaceful lifestyle with all daily amenities close by. Ideally positioned, the village provides excellent access to neighbouring towns and the wider region.

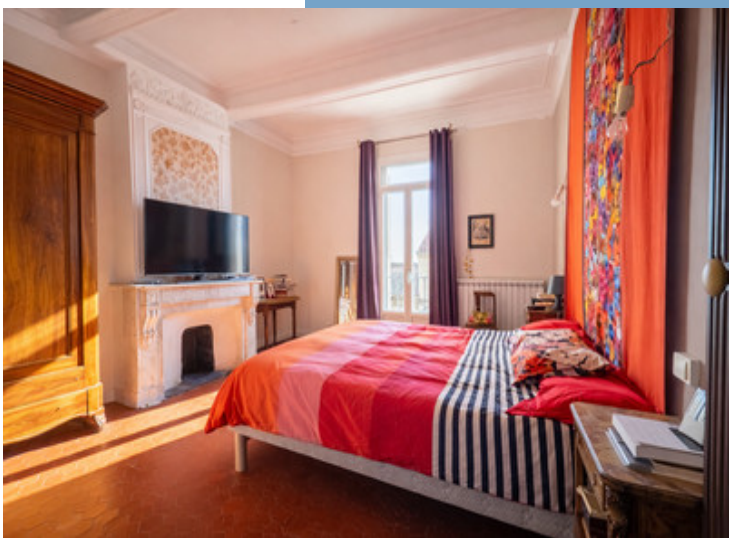
This elegant and character-filled mansion boasts over 350m² of living space arranged across three spacious floors. The main living accommodation begins on the first floor, where you are welcomed by a magnificent Italian-inspired entrance hall. From here, two bright reception rooms offer generous spaces for relaxation and entertaining. A further room provides an ideal home office, while the dining room with its raised feature fireplace leads seamlessly through to a modern, fully equipped kitchen, along with a utility room and WC. The property also benefits from convenient dual access, with an entrance at the rear.



A stunning original staircase rises to the second floor, where you will find five generous bedrooms, two of which include dressing rooms. A large, light-filled bathroom with bath, shower and twin sinks serves this level, along with a separate WC.

The third floor has been recently renovated, offering even more potential. Here there are two additional bedrooms, a large bathroom, separate WC, and two further rooms offering scope for additional living space, studio, or storage.

On the first floor, a spacious southwest-facing terrace provides the perfect spot for dining,...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41540DAL34

COMPLETE FILE AND PHOTO ON REQUEST

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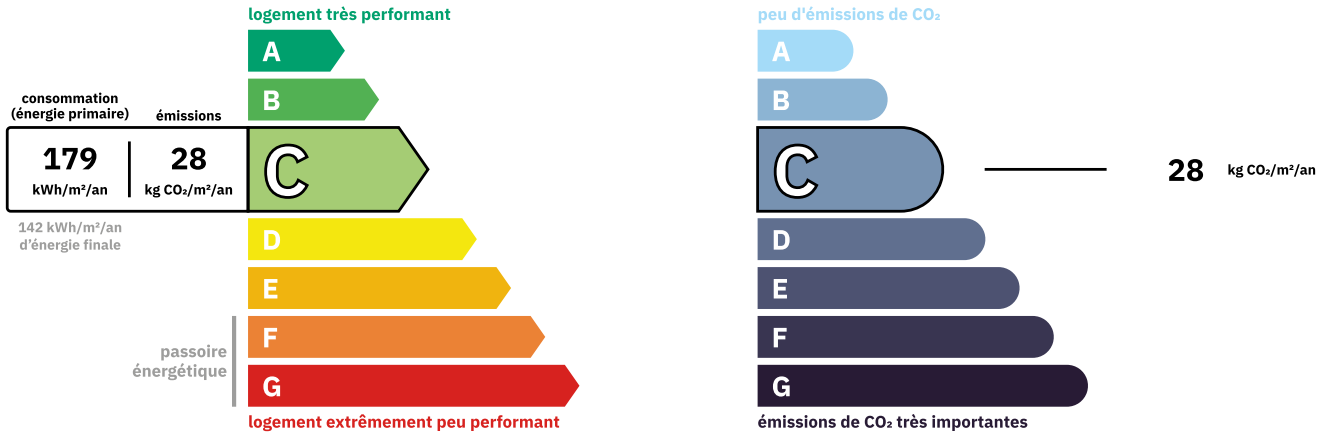
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 5710 € and 7770€ for 2022

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 :A41540DAL34
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