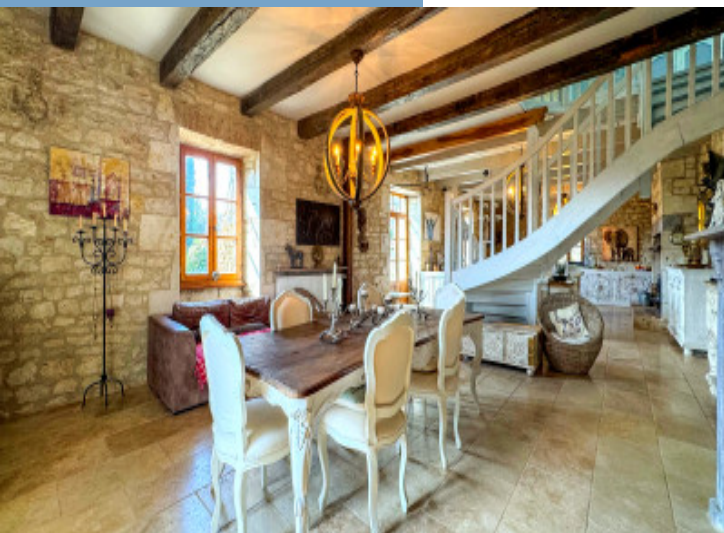




MODERN COUNTRY LIVING WITH SWIMMING
POOL AND EQUESTRIAN FACILITIES – THE
PERFECT FRENCH LIFESTYLE!

MODERN COUNTRY
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FRENCH LIFESTYLE!...



PROPERTY FACT FILE	
REFERENCE	A43098NK82
PRICE	€ 875,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	296 m ²
LAND	45272 m ²
TOWN	Belvèze
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	





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Tucked away at the end of a quiet lane and set within 4.5 hectares of fields and woodland, this stunning 18th-century stone estate (1771) blends authentic charm and modern comfort. The spacious home offers 6 bedrooms, 4 bathrooms, exposed beams, stone walls, fireplaces and breathtaking countryside views from terraces and

DESCRIPTION

Inside the property, every space is designed for comfort and style,
GROUND FLOOR:

Kitchen/dining room (81 m²) with fully fitted kitchen, travertin flooring, fireplace with woodburners in both kitchen and dining room, doors opening to stunning raised deck/terrace (30 m²) with views

Pantry/utility area (14,7 m²)

WC (1,5 m²)

Salon (33 m²) with fireplace, French doors to balcony with views

Bedroom 1 (27,5 m²) exposed stone walls, beams, original wooden floorboards, fireplace, old stone sink, views (again!), en suite bathroom with wash basin, shower and WC

FIRST FLOOR:

Landing (7,6 m²) with storage

Bedroom 2 (23,10 m²)

Bathroom (7,45 m²) with wash basin, bath, WC

Bedroom 3 (23,10 m²)

Luxurious master bedroom 4 (21,25 m²) with views, sliding doors to private balcony, en suite bathroom (17,65 m²) with wash basin, bath, shower, WC & dressing (17 m²)

LOWER GARDEN LEVEL:

Utility area/hallway (12,65 m²)

Bedroom 5 (25,35 m²) with connecting door to cave

Bedroom 6 (24 m²) with French doors to balcony with views, en suite bathroom with wash basin, shower and WC

Basement/cave (25 m²) with possible door to bedroom 5

Wine cellar

Vaulted cellar (25,8 m²)

EXTRA:

For equestrian enthusiasts: multiple stables, barns, fenced paddocks, and a competition-size sand arena provide everything needed for horses and outdoor life.

Stone barn (200 m²) with 4 horse stables, including lower storage with tack room (30 m²)

Auvent (71 m²) sheltered area for hay storage

Barn with 3 additional stables...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43098NK82>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

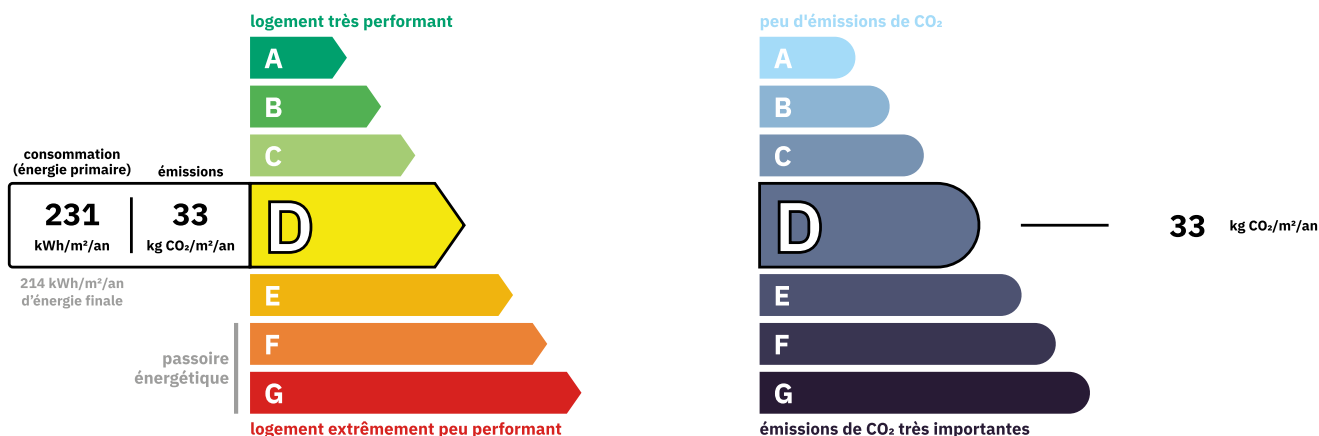
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 3400 € and 4680€ for 2023

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.

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 : A43098NK82
FILE COMPLETE
AND PHOTOS
ON REQUEST

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