LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

MAGNIFICENT 16TH-CENTURY PROPERETY WITH A MAIN HOUSE, GÎTE, POOL, STABLES, BARN, COURTYARD & GARDENS.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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MAGNIFICENT 16TH-CENTURY PROPERETY WITH A MAIN HOUSE, GÎTE, POOL, STABLES, BARN, COURTYARD & GARDEN...

PROPERTY FACT FILE

REFERENCE	A44680JJE24
PRICE	€ 636,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	234 m²
LAND	10238 m²
TOWN	Verteillac
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison, Country House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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

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- Reversible air conditioning in the house and gîte
- Swimming pool with new pump & filter
- Games/sport/yoga room with shower & wc
- Stables for 2 horses & tack room
- Summer kitchen & terrace. Barn & workshop,

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The property in details :

Main House.
Entrance hall - 10.80 m²
Bedroom - 15.30 m²

DESCRIPTION

The main residence, which forms the historic heart of the property, has been carefully restored and retains an impressive number of original features. The period terracotta floors, the elegant herringbone oak parquet, and the imposing stone fireplaces all contribute to the property's rich heritage and architectural authenticity. Both the main house and the gîte are equipped with reversible air conditioning units that also provide heating.

Accessible via a small country lane, it is centred around a large courtyard, offering an intimate and peaceful setting.

Upon entering, a generous entrance hall which leads to a beautifully appointed ground-floor bedroom featuring a remarkable original 16th-century lavoir, a rare and evocative piece of the property's history. This level is further complemented by a bathroom with bath, shower, and WC and a utility room.

The first floor reveals the principal living spaces, where charm and comfort blend seamlessly. A welcoming kitchen and dining area, complete with a wood-burning stove, offers a warm and convivial setting. The spectacular main living room is a true centrepiece, boasting a monumental stone fireplace and elegant herringbone oak flooring, exuding both scale and sophistication.

This level also hosts a spacious master bedroom with en-suite shower room, as well as a second bedroom positioned on the opposite side of the living area, ensuring privacy and balance within the layout.

Within the central courtyard to one side of th...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44680JJE24

COMPLETE FILE AND PHOTO ON REQUEST

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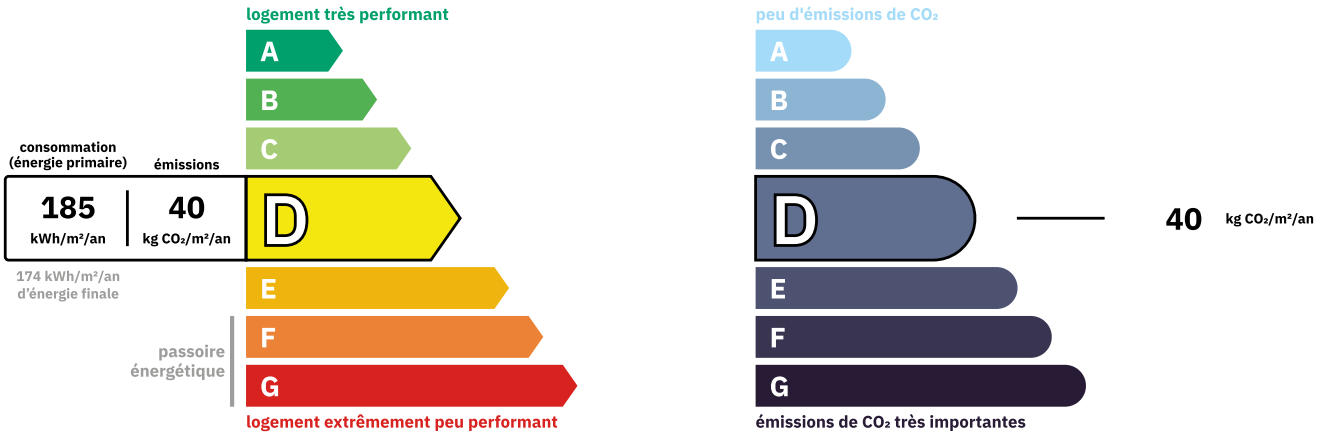
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2783 € and 3765€ 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 :A44680JJE24
FILE COMPLETE
AND PHOTOS
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