



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

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PROPERTY FACT FILE	
REFERENCE	A44680JJE24
PRICE	€ 636,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	234 m ²
LAND	10238 m ²
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	



- Surrounded by rolling hills and unspoiled nature
- Swimming pool with new pump & filter
- Games/sport/yoga room with shower & wc
- Barn, workshop, stables & tack room
- Summer kitchen & terrace

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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.

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.

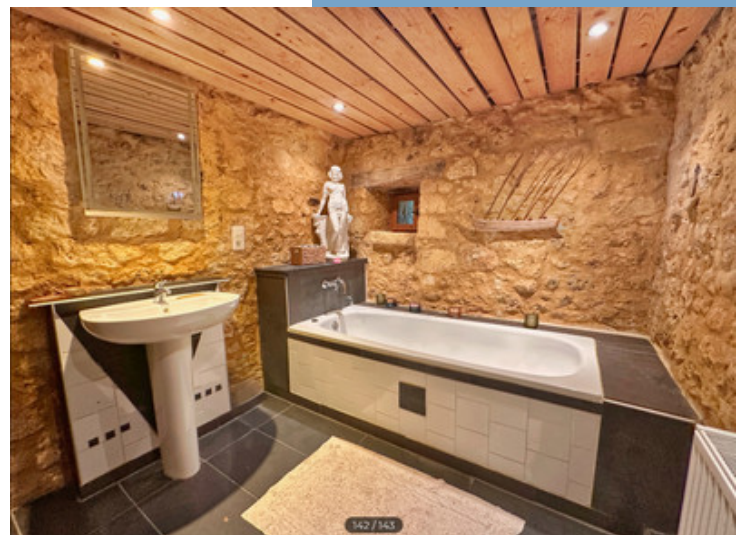
This level also hosts a spacious master bedroom with en-suite shower room, as well as a second bedroom positioned on the opposite side of the living area, ensuring privacy and balance within the layout.

Within the central courtyard to one side of the main house, a charming terrace area provides an ideal setting for outdoor living and entertaining, complete with a summer kitchen. Adjacent to this is the boiler room and a storage room.

On the opposite side of the courtyard stands...

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

COMPLETE FILE AND PHOTO ON REQUEST

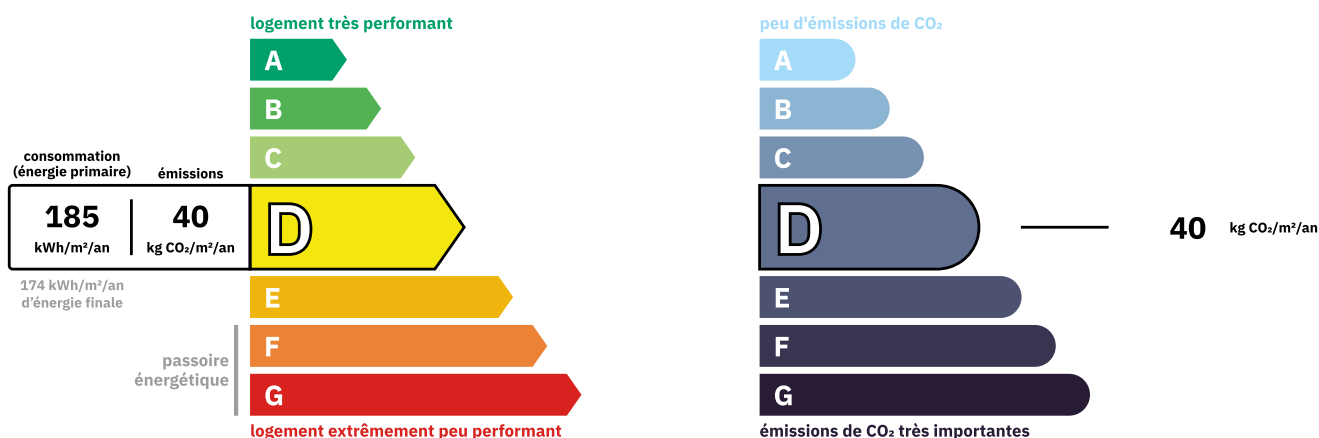


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ENERGIE-DPE

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 2783 € and 3765€ for 2021

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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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