



RENOVATED STONE FARMHOUSE WITH
SWIMMING POOL AND OUTBUILDINGS SET IN
BEAUTIFUL GROUNDS CLOSE TO EYMET.

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CLOSE TO EYM...



PROPERTY FACT FILE	
REFERENCE	A44887VGR47
PRICE	€ 690,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (650 944 EUR hors honoraires)
BEDROOM	8
BATHROOM	5
ACCOMMODATION	311 m ²
LAND	27666 m ²
TOWN	Lalandusse
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	



- Beautifully renovated character farmhouse
- Peaceful setting near Lauzun and Eymet
- Almost 2.8 hectares with views
- Second house and extensive outbuildings
- Pool and covered terrace for entertaining

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A beautifully renovated farmhouse full of charm and character, set in a peaceful countryside location close to the highly sought-after towns of Lauzun and Eymet. Offering generous living spaces, six bedrooms, a second house to renovate, extensive outbuildings, a swimming pool and almost 7 acres of land, this exceptional property perfectly

DESCRIPTION

Set in an enviable countryside location near the popular towns of Lauzun and Eymet, this beautifully renovated farmhouse offers a rare combination of character, space and versatility. Surrounded by almost 2.8 hectares (approximately 6.84 acres) of land with far-reaching rural views, the property includes a substantial main house, a second house ready for renovation, extensive outbuildings and a swimming pool, creating an exceptional lifestyle or business opportunity.

The main residence has been thoughtfully restored, blending original charm with modern comfort. Generous reception areas, exposed beams and attractive stonework create a warm and welcoming atmosphere throughout. The spacious open-plan kitchen and dining area forms the heart of the home, ideal for entertaining family and friends, with a large covered terrace leading directly from this space, perfect for alfresco dining while enjoying the peaceful countryside views. A separate sitting room provides a cosy retreat, while the spacious entrance hall creates an impressive first impression.

The accommodation includes six bedrooms in the principal house alongside four shower rooms, a laundry room and additional hallways and WC facilities, offering flexibility for guest accommodation or multigenerational living.

The second house presents an exciting renovation opportunity and currently comprises a living room, kitchen, four bedrooms and a bathroom, ideal for creating independent guest accommodation, holiday rentals or ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44887VGR47>

COMPLETE FILE AND PHOTO ON REQUEST



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

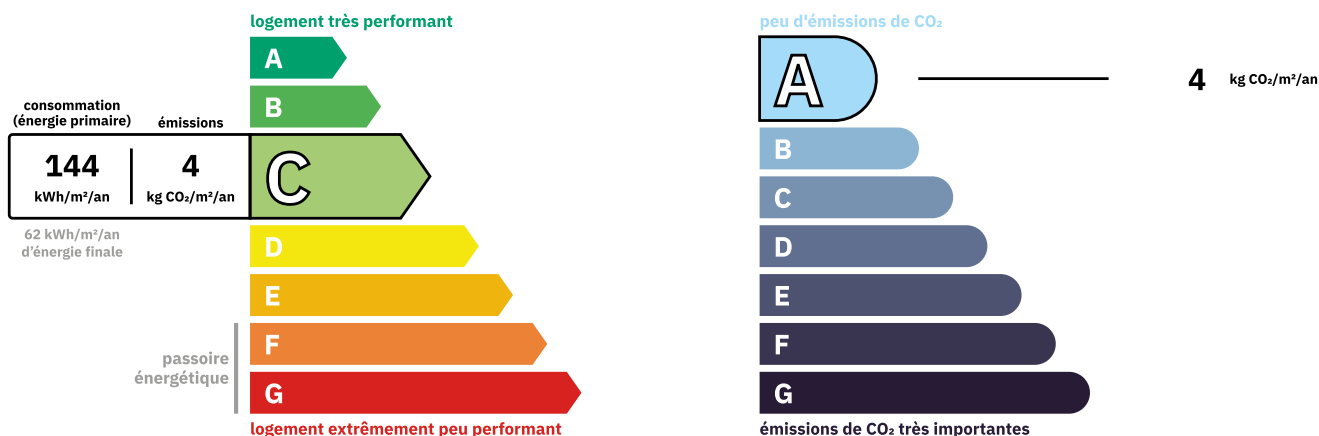
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ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 3280 € and 4510€ 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.

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

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FILE COMPLETE
AND PHOTOS
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