

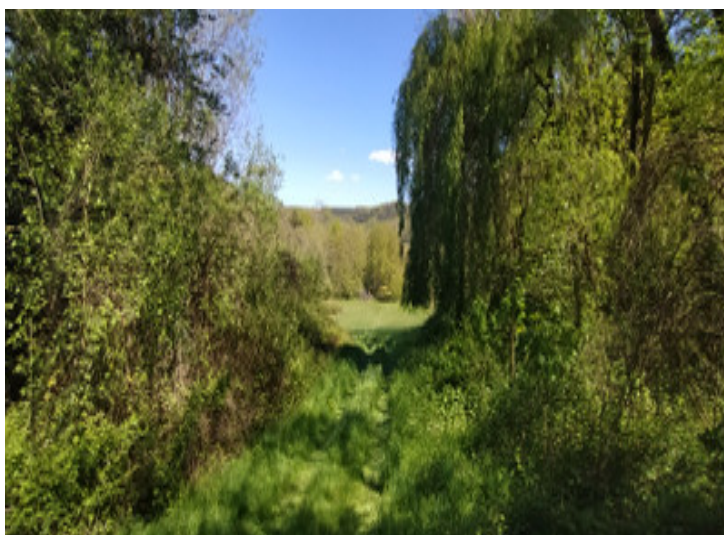


CHARMING RENOVATED FARMHOUSE ON 16 HECTARES WITH OUTBUILDINGS, BEAUTIFUL SURROUNDINGS AND GREAT POTENTIAL

CHARMING RENOVATED
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HECTARES WITH
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PROPERTY FACT FILE	
REFERENCE	A45209NIL09
PRICE	€ 750,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (721 100 EUR hors honoraires)
BEDROOM	5
BATHROOM	2
ACCOMMODATION	206 m²
LAND	168535 m²
TOWN	L'Herm
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- A charming home renovated with great taste
- A peaceful and picturesque countryside setting
- No immediate work required
- More than 16 hectares, ideal for horses
- Excellent potential, easy, reassuring to envision

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This character farmhouse combines many sought-after qualities: a tastefully renovated home, a peaceful setting with no overlooking neighbours, more than 16 hectares of adjoining land, impressive outbuildings and excellent development potential.

DESCRIPTION

Some properties immediately stand out by offering a rare balance between character, comfort and space. This is undoubtedly one of them.

This former farmhouse is arranged around two separate buildings. The first contains the fully renovated main house, while the second offers extensive outbuildings already well prepared for future projects and development.

The main house has been renovated with great care and coherence. The result is both elegant and welcoming, successfully preserving the character of the original property while providing the level of comfort expected today. The property also benefits from its own well, a valuable feature for maintaining the grounds or supporting a more independent lifestyle.

The house offers approximately 199 m² of living space over two floors.

On the ground floor, the entrance hall of 8.8 m² leads to a ground-floor bedroom of nearly 15 m² — a highly desirable feature today — a 13.1 m² kitchen, a corridor of 7.2 m² and a superb living room of almost 44 m² with generous proportions and a particularly welcoming atmosphere. A utility/laundry/storage/WC room of 6.6 m² completes this level.

Upstairs, there is a small lounge of 9.9 m², four generously sized bedrooms (23.6 m², 13.1 m², 18 m² and 12.9 m²), two bathrooms of 4.5 m² and 6.6 m², a dressing room of 6.6 m² and a landing area of over 9 m². The layout and number of bedrooms make the property particularly well suited to family life or guest accommodation.

Outside, th...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45209NIL09>

COMPLETE FILE AND PHOTO ON REQUEST

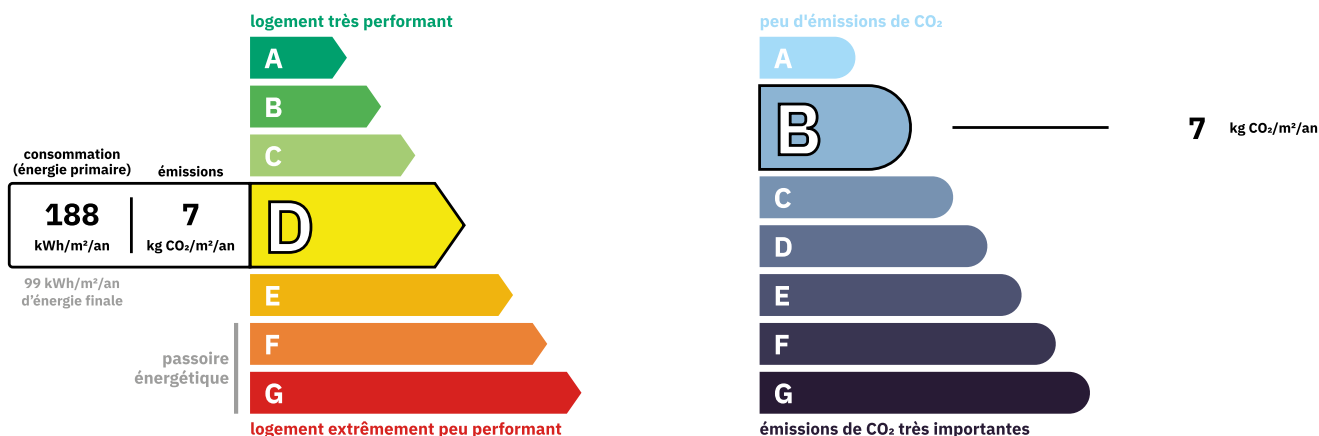


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ENERGIE-DPE

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 3553 € and 4807€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: 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
ON REQUEST

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