LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



MANSION WITH POOL AND BARNS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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MANSION WITH POOL
AND BARNS...





PROPERTY FACT FILE

REFERENCE	A47240ENM46
PRICE	€ 530,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	266 m²
LAND	15000 m²
TOWN	Pontcirq
DEPARTMENT	
LOCATION	
TYPE	Maison de Maître
CONDITION	
FEATURES	Swimming Pool, Private parking, Barns - outbuildings

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





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- 6 bedrooms
- Pool
- Outbuildings
- Well-maintained property
- Landscaped grounds

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Mansion of over 260 sqm, featuring 11 rooms including 6 bedrooms and 3 bathrooms/shower rooms. Beautiful landscaped garden with a large barn and a swimming pool. Well and spring on over 3.7 acres of land.







DESCRIPTION

Authentic 1870 Maison de Maître of over 260 sqm, impeccably maintained, featuring 11 spacious and bright rooms including 6 bedrooms and 3 bathrooms/shower rooms, just 10 minutes from all amenities.

Ground floor (over 110 sqm): an entrance hall (21 sqm) leads to a kitchen (17.5 sqm), a living room (26 sqm), a dining room (26 sqm), a lovely bedroom (21 sqm), a shower room, and a separate WC.

First floor: 4 bedrooms, 2 bathrooms/shower rooms, and a separate WC.

Second floor (former attic): a large dormitory-style bedroom (35 sqm).

Features & Outbuildings:

Oil central heating, septic tank system requiring replacement.

Electric gate, alarm system.

Vaulted cellars (55 sqm).

Set in a beautiful landscaped garden: an impressive barn (156 sqm + 34 sqm) and a 10x6 m swimming pool. Greenhouse (16 sqm), well, and natural spring on over 3.7 acres of land.

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

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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47240ENM46

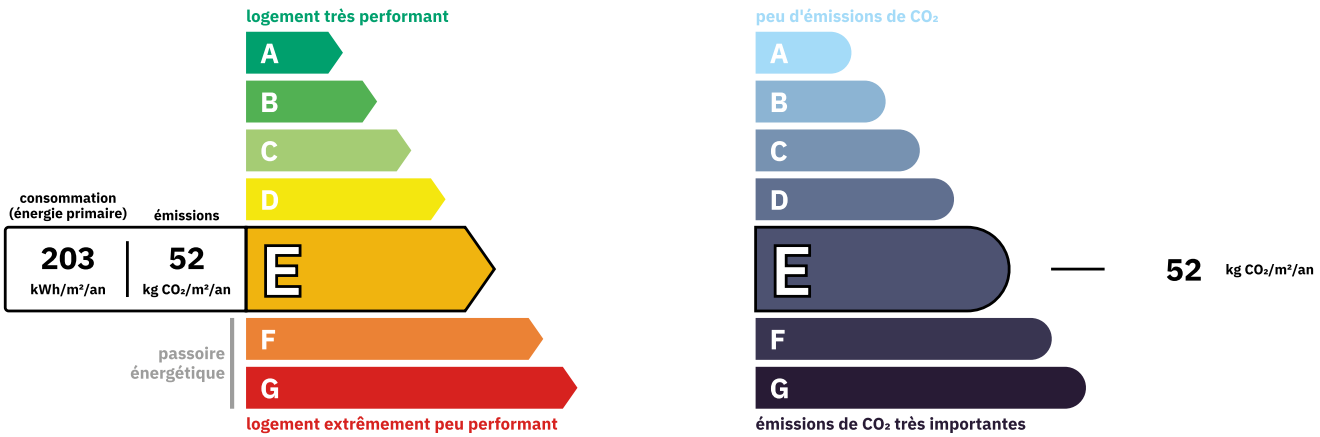
COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 6220 € and 8490€ for

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

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