LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL PROPERTY (2 HOUSES, SWIMMING POOL, 13 HA WOODS/MEADOWS) WITH PANORAMIC VIEWS OVER THE CÉLÉ VALLEY

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

www.leggettprestige.com

EXCEPTIONAL PROPERTY (2 HOUSES, SWIMMING POOL, 13 HA WOODS/MEADOWS) WITH PANORAMIC VIEWS OVER THE C..





PROPERTY FACT FILE

REFERENCE	A47799MAL46
PRICE	€ 699,600 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (660 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	216 m²
LAND	134169 m²
TOWN	Sauliac-sur-Célé
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

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





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

- Breathtaking views over the Célé valley
- 2 stunning renovated stone houses
- Very peaceful setting
- Beautiful 11 x 5 m pool with exceptional view
-

EXCEPTIONAL PROPERTY (2 HOUSES, SWIMMING POOL, 13 HA WOODS/MEADOWS) WITH PANORAMIC VIEWS OVER THE C..

Ref : A47799MAL46

Set in a privileged location, this remarkable property of character overlooks the Célé Valley and offers spectacular views of unspoiled landscapes.

Secluded and private, the estate spans 13.4 hectares—comprising







DESCRIPTION

*** MAIN HOUSE (130 m²)

* GROUND FLOOR:
Living/dining room (39.6 m²) with wood-burning stove and direct access to a pleasant covered terrace facing the pool
Vaulted pantry/study (7.4 m²)
Fully equipped kitchen (16 m²), accessed via a few steps, with access to its own terrace
Bedroom 1 with en-suite shower room (16.3 m²)
Covered terrace (17 m²), summer kitchen (8.6 m²), and WC (1.9 m²)
* 1st FLOOR:
Bedroom 2 (14 m² floor area)
Bedroom 3 (13.9 m² floor area)
Dressing area on landing (2.5 m²)
Bathroom (12.2 m² floor area) with bathtub, shower, and WC
* BASEMENT:
Workshop/storage/games room/pool equipment area (63.8 m²) with direct access to the outside

*** GUEST HOUSE or GÎTE (86 m²)

* GROUND FLOOR
Fully equipped kitchen/dining room (29.9 m²) with terrace access
Living room (29 m²) with wood-burning stove and access to the same terrace
Shower room (2.2 m²) with washbasin, shower, and WC
* 1st FLOOR
Large bedroom with en-suite shower room and WC (28.75 m² floor area)

*** HIGHLIGHTS +++
Heated saltwater pool (11 x 5 m)
Annex/independent room with sloping ceilings (32 m² floor area)
Shelter for wood, equipment, etc. (22 m²)
Recent gas heating system (2019) with underground tank for the main house
Double glazing, insulation – Energy ratings C and D
Large cistern (12 m³)

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47799MAL46

COMPLETE FILE AND PHOTO ON REQUEST

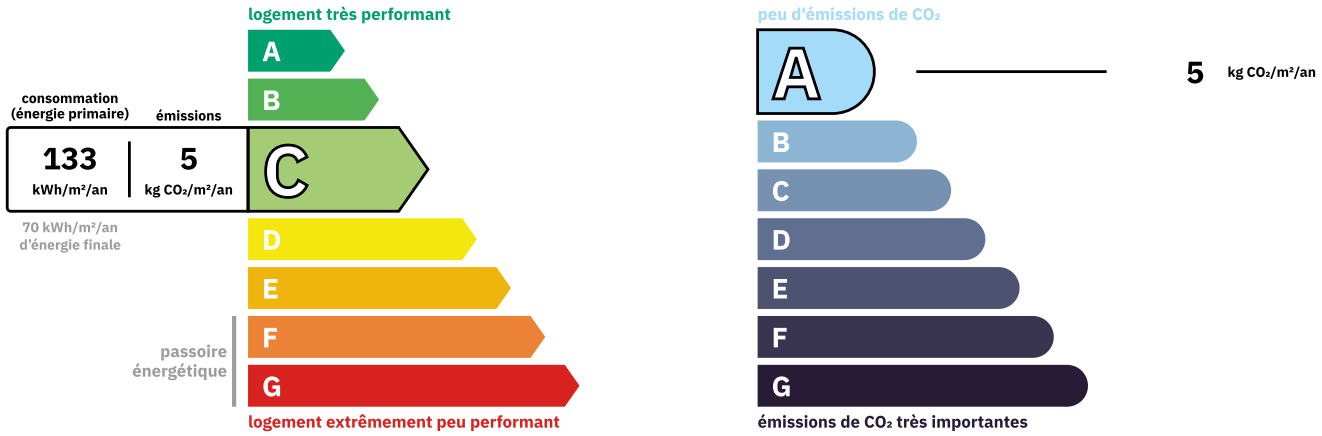
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

EXCEPTIONAL PROPERTY (2 HOUSES, SWIMMING POOL, 1 HA WOODS/MEADOWS) WITH PANORAMIC VIEWS OVER THE C..

Ref : A47799MAL46

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

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1014 € and 1372€ 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 :A47799MAL46

FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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