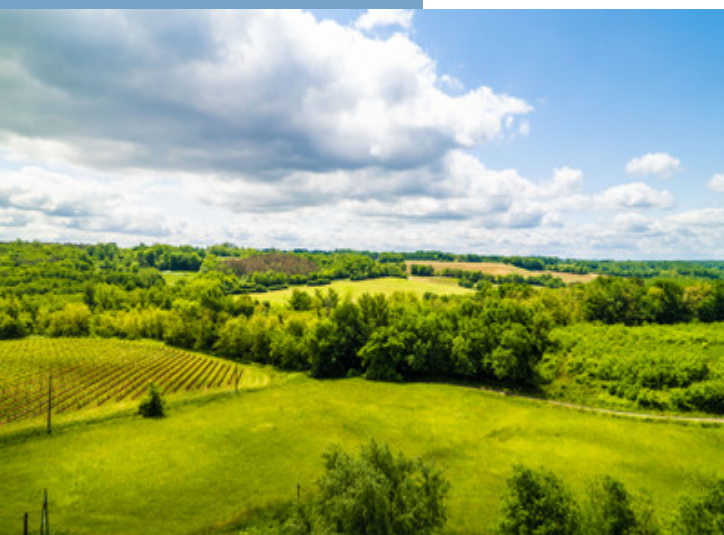




EXCEPTIONAL GASCON FARMHOUSE WITH TWO THRIVING INDEPENDENT GÎTES AND 1.5 HECTARES OF PRIVATE PARKLAND.

EXCEPTIONAL GASCON
FARMHOUSE WITH TWO
THRIVING INDEPENDENT
GÎTES AND 1.5 HECTARES
OF PRIVATE PARKLA...



PROPERTY FACT FILE

REFERENCE	A19538NJD47
PRICE	€ 574,000 £ 493,611* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	6
ACCOMMODATION	415 m ²
LAND	15122 m ²
TOWN	Saint-Pé-Saint-Simon
DEPARTMENT	Lot_et_Garonne
LOCATION	Hamlet property
TYPE	Gîte
CONDITION	Excellent condition
FEATURES	Electricity on site, Garage, Private parking

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





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Ref : A19538NJD47

This charming, fully restored, former Armagnac estate (415 m²) was built in the early 19th century and lies on the fringes of the Parc Natural des Landes de Gascogne, one of the greatest expanses of forest in Western Europe and a haven for nature lovers.

DESCRIPTIF

With 10 bedrooms and 6 bathrooms, and in excellent condition throughout, there is still ample scope to develop further and the three properties could easily be reconfigured to your requirements. The main house and the first gîte, for example, could be combined to create a larger principle home and still provide a second independent guesthouse with its own gas central heating system. There are also two separate entrance gates and driveways for the main house and the two guesthouses.

One advantage of the current configuration is that both gîtes can be rented out simultaneously by extended families and friends, providing extra space and privacy.

There is fibre optic broadband (2GB) throughout the entire property.

Main House:

A private driveway leads to the main house where there is covered parking and a workshop.

There is also a covered outdoor terrace from the kitchen side.

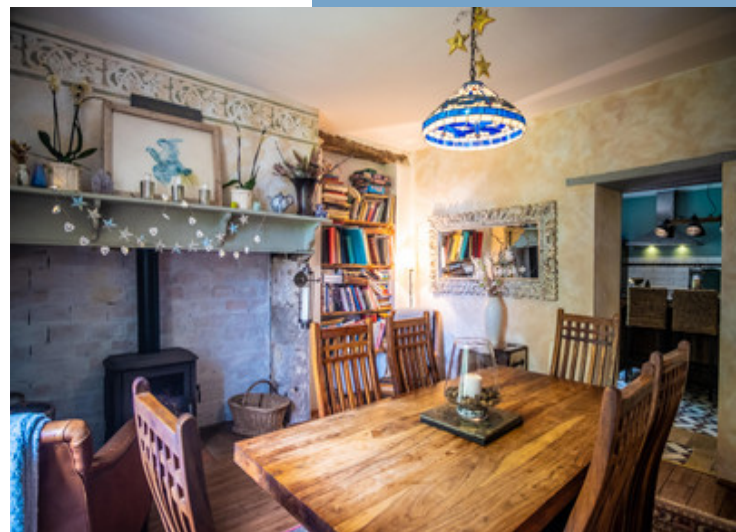
From this door (one of three ground entrances) there is a beautifully fitted kitchen (18 m²) with beautiful, original tiled floors.

This leads to the dining room (19 m²) with a handsome wood-burning stove.

From here there is a living room (18.5 m²) with fireplace and wood burning stove.

There is a central hallway (13 m²), which has a wonderful wrought iron spiral staircase. This leads through to the utility room with the gas fired central heating system for the main house and the first gîte.

There is also underfloor heating in both. There is also a downstairs shower room (7.5 m²) with washbasin and



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A19538NJD47>

COMPLETE FILE AND PHOTO ON REQUEST

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

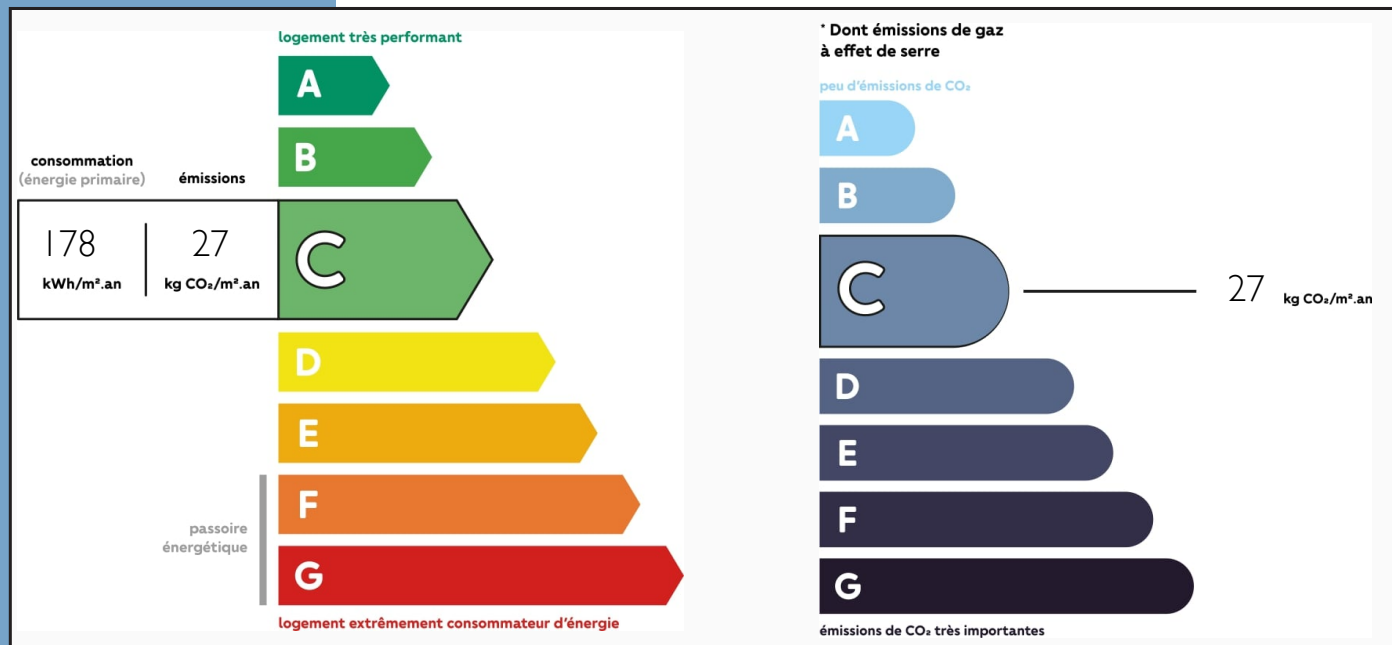
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ENERGIE-DPE

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



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
ON REQUEST

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