



STUNNING 6 BED, 5 BATH HOUSE WITH FABULOUS VIEW, POOL, OUTBUILDINGS, AND 10 ACRES

www.leggettprestige.com

STUNNING 6 BED, 5 BATH
HOUSE WITH FABULOUS
VIEW, POOL,
OUTBUILDINGS, AND 10
ACRES...



Leggett Immobilier



Leggett Immobilier



Leggett Immobilier

PROPERTY FACT FILE

REFERENCE	A19796AM24
PRICE	€ 790,000 £ 653,804* <small>*agency fees included: 5 % TTC to be paid by the buyer (750 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	5
ACCOMMODATION	300 m ²
LAND	40000 m ²
TOWN	Terrasson-Lavilledieu
DEPARTMENT	Dordogne
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking

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



Leggett Immobilier

- No work necessary
- Fantastic view
- Very private, land all around
- Swimming pool
- Outbuilding, potential guest cottage

STUNNING 6 BED, 5 BATH
HOUSE WITH FABULOUS
VIEW, POOL,
OUTBUILDINGS, AND 10
ACRES...

Ref : A19796AM24

This wonderful family home offers so much either as a year round property or a lovely holiday house. It is completely private, set in it's own land of about 10 acres, comprising, terraces, garden, meadow and woodland. The view over the local town and countryside is amazing. Swimming pool, oil central heating, 4 ensuite bedrooms, 2

DESCRIPTIF

Gates opening to a private driveway which leads up to the house.

Ground floor:

Living room. With tiled floor, exposed beams and cathedral ceiling. Monumental fireplace with wood burning stove. French doors to dining terrace overlooking the garden. French doors to elevated terrace with view over countryside and the town.

Kitchen. Tiled floors. dining area with French doors to elevated terrace. Open through to fully fitted kitchen. Door to dining terrace. Small salon. Currently used as a study, with sofas and tv. Door to elevated terrace.

Inner hallway with access to ground floor bedroom. Laundry room. Shower room with shower, basin and wc.

First floor:

From the main living room, staircase leads to a minstrel's gallery which overlooks the living room. Access to the two principal bedroom suites, each with ample fitted wardrobe space and ensuite shower rooms with shower, basin in vanity unit and wc.

From the inner hallway, a spiral staircase leads to small landing with access to the single bedroom. Double bedroom with ensuite bathroom comprising bath with shower over, basin in vanity unit and wc.

Second floor:

Continuing up the spiral staircase, access to the tower bedroom - a large bedroom space with ensuite shower room comprising shower, basin and wc. Within this room a ladder stair leads to a mezzanine which could be used as an extra bedroom space or study. This whole space has been used as a children's dormitory, but could also make a huge principal bedroom

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A19796AM24>

COMPLETE FILE AND PHOTO ON REQUEST



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

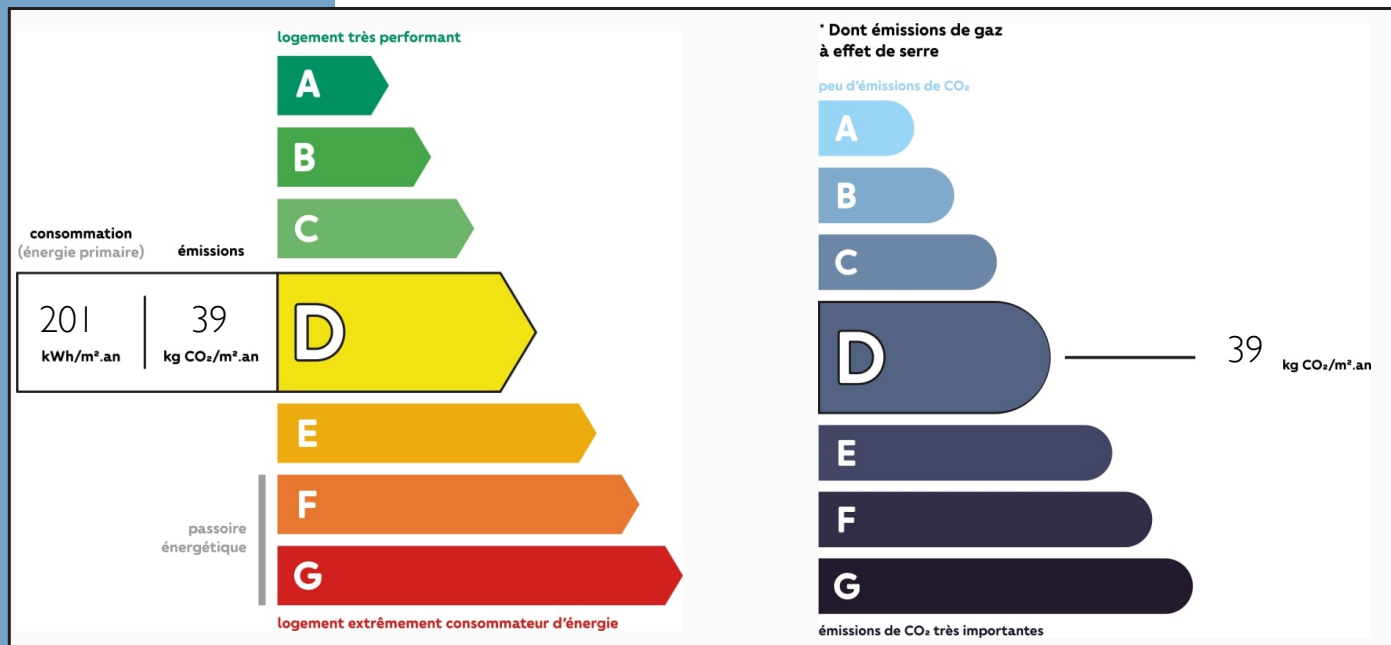
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

STUNNING 6 BED, 5 BATH HOUSE WITH FABULOUS VIEW, POOL, OUTBUILDINGS AND 10 ACRES...

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

Ref : A19796AM24

ENERGIE-DPE



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

Réf : A19796AM24
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