



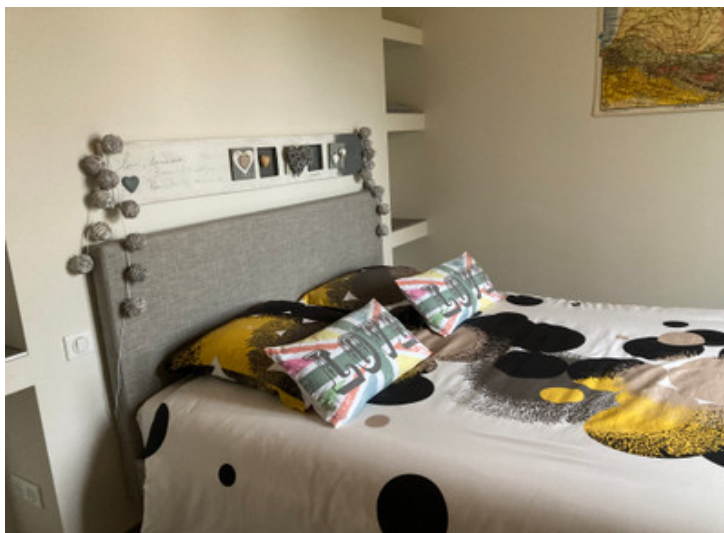
BEAUTIFULLY RESTORED COUNTRY PROPERTY -
6 BEDROOMS, 4 BATHROOMS - POOL - GARDEN
- 30MN FROM BORDEAUX - DPE A

www.leggettprestige.com

BEAUTIFULLY RESTORED
COUNTRY PROPERTY - 6
BEDROOMS, 4
BATHROOMS - POOL -
GARDEN - 30MN FROM
BORDEAUX...



PROPERTY FACT FILE	
REFERENCE	A26224ELM33
PRICE	€ 754,750 £ 649,500* <small>*agency fees included: 5 % TTC to be paid by the buyer (716 750 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	280 m²
LAND	2446 m²
TOWN	Périssac
DEPARTMENT	Gironde
LOCATION	Hamlet property
TYPE	Chambres d'hôtes
CONDITION	Excellent condition
FEATURES	Electricity on site, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



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

- Full renovation 2019 - DPE A
- Bromine Swimming pool 10 x 5, heated
- Close to Bordeaux
- High quality materials
- Business potential for B&B

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Located in the Gironde region, 25 minutes from Saint-Emilion, this property has been completely renovated with taste and elegance offering you a serene and idyllic setting.

The brightness thanks to its multiple bay windows, the fluidity of its

DESCRIPTIF

MORE PHOTOS AND FLOOR PLAN AVAILABLE ON REQUEST

GROUND FLOOR

Entrance hall - 4m² with stone walls

Fully equipped kitchen with an area to dine - 20m²

Left of the kitchen:

Back kitchen/utility room - 11m²

Cloakroom - 5m²

Workshop - 8m²

Dining room - 27m² with its large bay windows provides natural lighting

Living room - 19m²

Bedroom 1 - 12m² with shower room 3m² (shower and sink) and separate toilet 1.5m²

Right of the kitchen:

A second living room with functional open fireplace - 22m² with staircase leading to a reading and office area of 16m² and a converted attic of 31m²

WC - 1.5m²

Master bedroom - 15m² with a 10m² dressing room

Bedroom 3 - 20m²

Family Bathroom - 7m² with Italian shower, bathtub, 2 sinks and wc

FIRST FLOOR - this floor is accessed through a staircase from the first living room

Bedroom 4 - 14m²

Bedroom 5 - 9m²

Shower room - 5m² with Italian shower, sink and toilet

Bedroom 6 - 12m² with 7m² shower room: Italian shower, sink and toilet

Outside an in-ground bromine swimming pool 10 x 5, heated with its exotic wood terrace and an outdoor shower.

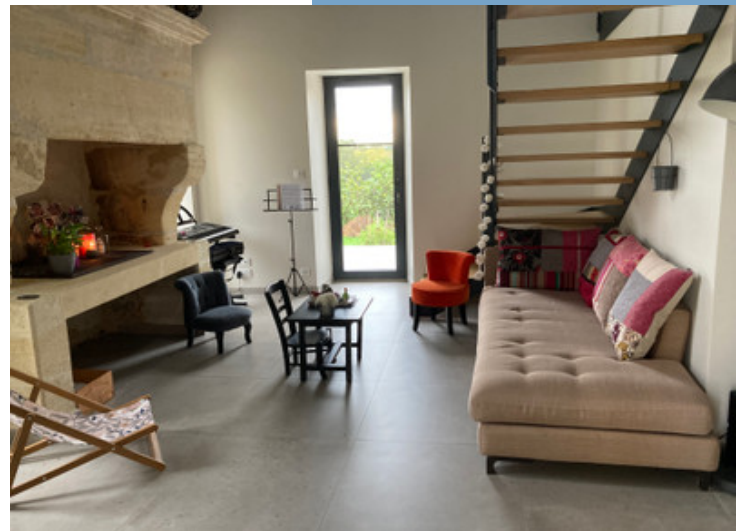
OUTBUILDING

Motorized garage adjoining to the property- 80m² - access door to

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26224ELM33>

COMPLETE FILE AND PHOTO ON REQUEST



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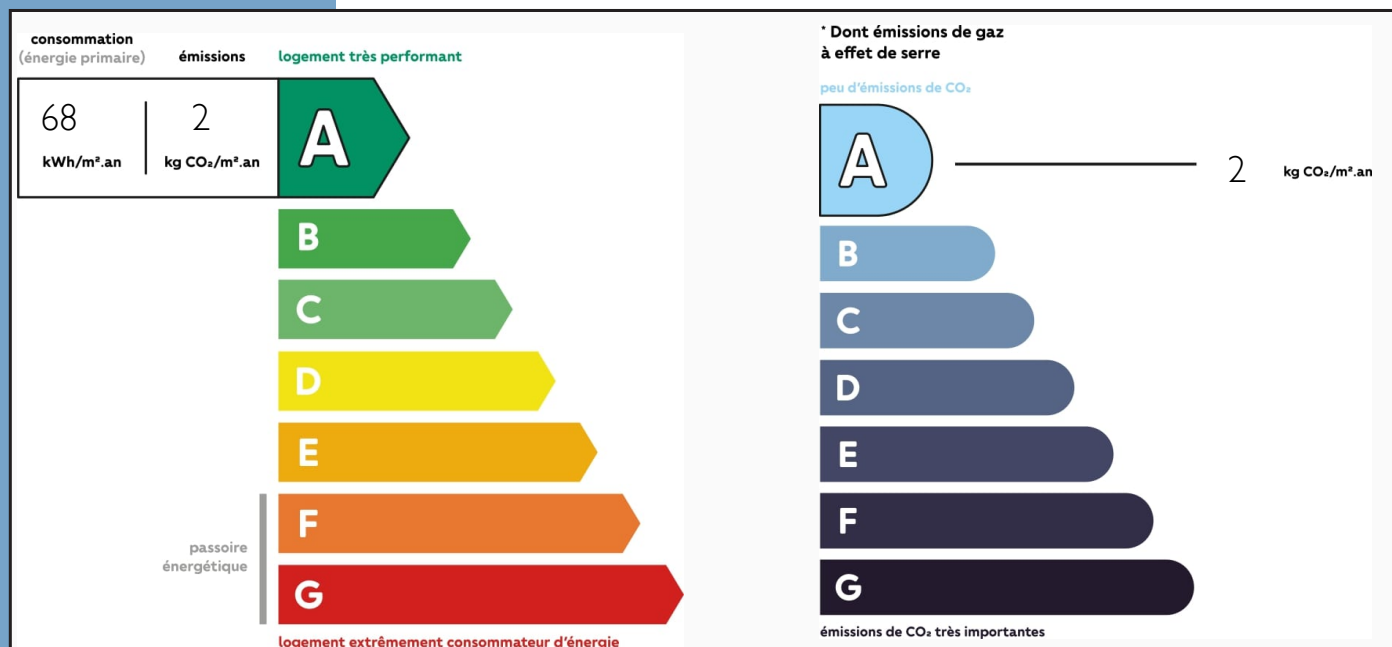
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ENERGIE-DPE

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.

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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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