



DETACHED, RENOVATED 5 BEDROOM FAMILY  
HOME WITH AIR CON, NEW POOL, SEPARATE  
APARTMENT, GITE POSS. LARGE BARNs

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5 BEDROOM FAMILY  
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LA...



PROPERTY FACT FILE	
REFERENCE	A26990JR17
PRICE	€ 495,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (471 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	310 m <sup>2</sup>
LAND	24420 m <sup>2</sup>
TOWN	Saint-Thomas-de-Conac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Spectacular views over vineyards
- Newly refurbished and in excellent condition
- Ground floor accom with potential disabled access
- Tranquil location but close to the village
- One hour from Bordeaux. 25 mins to beach.

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Presented in excellent order this property has just about everything - a three-bedroomed main house with a two bedroomed independent second house (comes furnished) with gite potential, adjoined to main house. It can be accessed from the main house but equally it can be completely independent and has its own front door (and access to

## DESCRIPTIF

Set in an extremely quiet and peaceful position, this property is superbly renovated and tastefully decorated. This five bedroomed family home offers comfortable and flexible accommodation over three floors.

It is extremely flexible and is ideal for family home, rental opportunities or a second home.

The principal living space is accessed via stone steps to the front door giving onto a spacious entrance hallway. On the left is a family living room with reversible heat pump providing cooling in summer and heating in winter. There is also wood burner providing a very attractive centrepiece to this space.

On the opposite side of the hallway, there is a downstairs WC.

Moving on to the kitchen with solid oak units and dining area enjoying double aspect windows with views onto the garden, pool and countryside views beyond.

Upstairs, there are three bedrooms with the master suite enjoying a private bathroom and WC, whilst the two further large double bedrooms share a family bathroom and WC just next door. All of these bedrooms enjoy air conditioning/reversible heat units. In total, in the main house there are 6 units for reversible air con/heating. These are very favoured as they are regarded as low impact and clean. They use air pumps and can be used independently.

The garden level room, with its own entrance from the pool side of the house, can be used as part of the family home or has the potential for a self-contained rental gite with two bedrooms and it could easily be

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26990JR17>

COMPLETE FILE AND PHOTO ON REQUEST



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

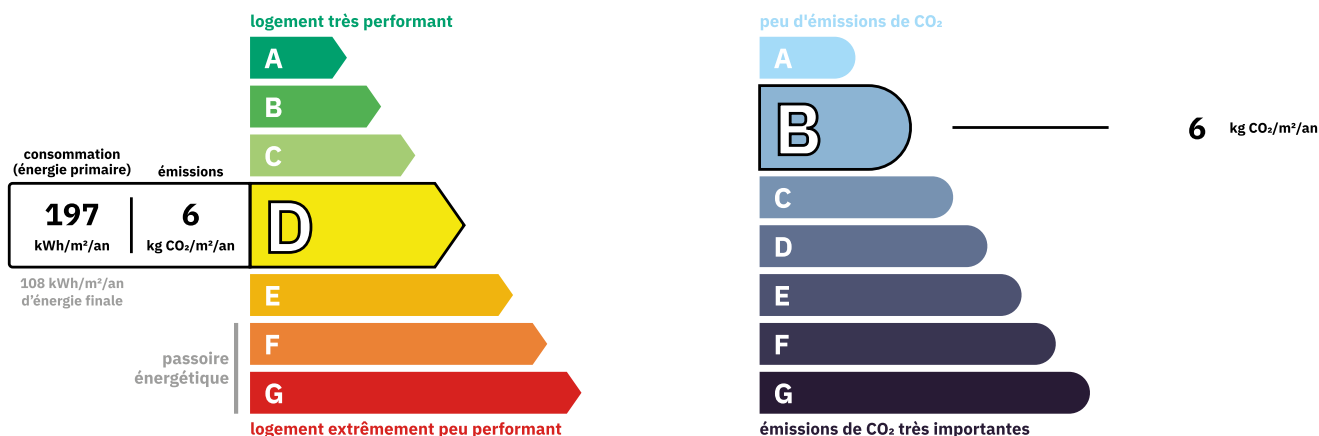
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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BEDROOM FAMILY HOME  
WITH AIR CON, NEW POOL,  
SEPARATE APARTMENT, GITE  
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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/>



Property **Poorly efficient**  
Estimated annual energy costs  
between 4110 € and 5630€ for 2021

## 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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## CONTACT

Réf : A26990JR17  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)