



SALE AGREED



## PROPERTY FACT FILE

REFERENCE	A28294LNH24
PRICE	€ 562,000 £ 0* *agency fees to be paid by the seller
BEDROOM	0
BATHROOM	0
ACCOMMODATION	465 m <sup>2</sup>
LAND	22714 m <sup>2</sup>
TOWN	Saint-Pierre-de-Frugie
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

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



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## DESCRIPTIF

### SALE AGREED

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A four-bed Maison de Maitre, 3-bed courtyard house, and two smaller gites each for 2x adults and up to 2x children give a total capacity of 23 guests. The land with the property is ideal for its purpose, giving children the space to run and play, while the 5x11m heated pool is inviting and refreshing at any time of year. A communal restaurant space with professional kitchen gives the option to provide catering. The owners' apartment on the first floor features a large, open plan space with zones for the lounge, office, dining area, and kitchen. A corridor from the lounge leads to 3 double bedrooms all with their own wash facilities. If you're seeking a high-quality property for a rental business, not to mention a beautiful home, this property is a "must-see".

Use this link to see all photos (not available on some platforms):  
<https://client.hestia.leggett.fr/property/af6c38b1-1f99-4497-a96f-099eb1f9ee95/images>

### OWNERS' APARTMENT

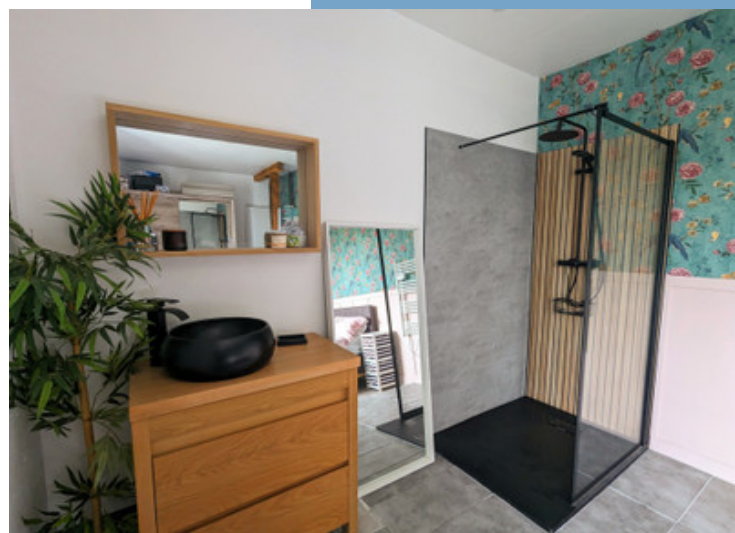
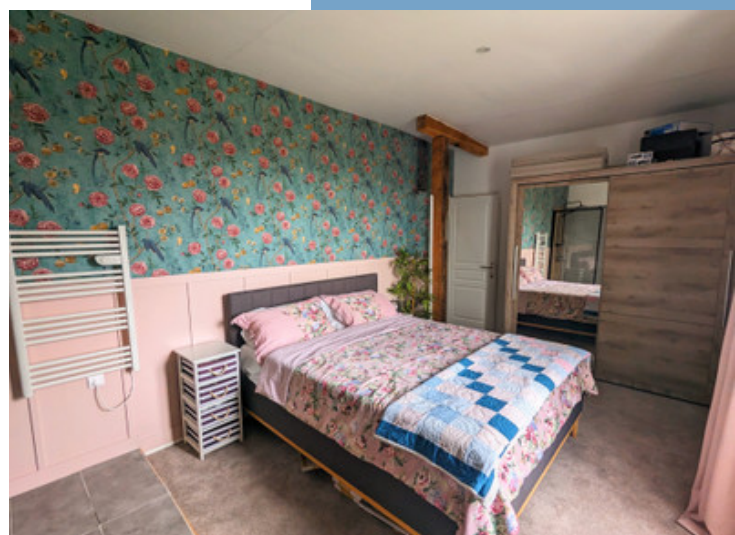
Accessed via its own private garden, climb the stairs to a raised, covered terrace of 27m<sup>2</sup> with outdoor kitchen giving great views over the rear of the property. From here enter the main open plan living area, spacious and bright with high ceilings and plenty of room for multiple zoned areas.

Kitchen (4,3m x 3,5m)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28294LNH24>

COMPLETE FILE AND PHOTO ON REQUEST



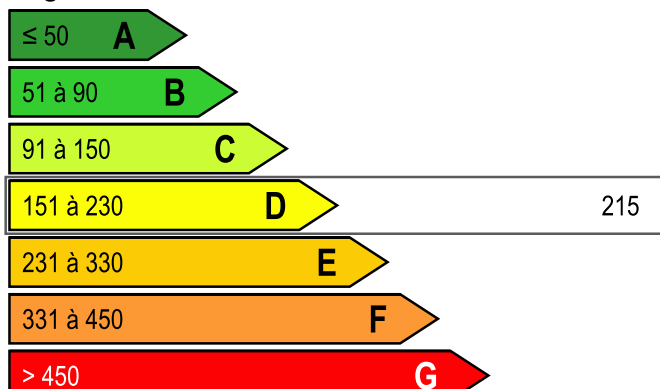
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

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

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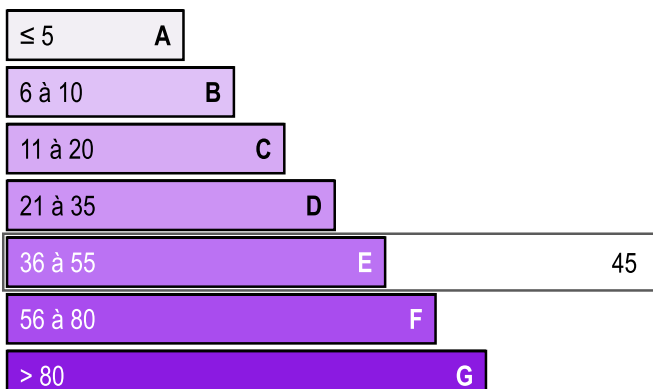
## ENERGIE-DPE

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES

## NOTICE

Leggetts, their client and any joint agents give notice that:

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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 : A28294LNH24  
 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)