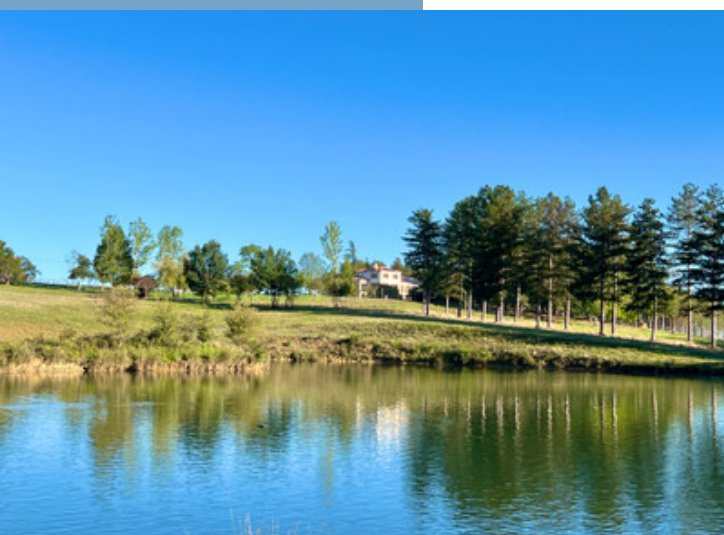




EXCEPTIONAL COUNTRY ESTATE, SUITABLE FOR
HORSES (22 HA), ITS OWN LAKE, GUEST
APPARTEMENT AND SWIMMING POOL

EXCEPTIONAL COUNTRY
ESTATE, SUITABLE FOR
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APPARTEMENT AND
SWIMMIN...



PROPERTY FACT FILE

| | |
|---------------|---|
| REFERENCE | A32310GJP47 |
| PRICE | € 955,000 £ 0* <small>*agency fees to be paid by the seller</small> |
| BEDROOM | 6 |
| BATHROOM | 3 |
| ACCOMMODATION | 360 m ² |
| LAND | 220000 m ² |
| TOWN | Eymet |
| DEPARTMENT | |
| LOCATION | 50km or less to airport |
| TYPE | Maison de Vacances, House, Country House |
| CONDITION | |
| FEATURES | Swimming Pool, Other Drainage, Lake |

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



- Your own nature reserve / sanctuary
- Beautifully maintained and modernised
- 22 hectares fenced land, pasture & woodland
- Spring Fed Lake of approx 1 H
- Also ideal for Horses

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Situated at the end of a country lane, electric gates open to allow you into the grounds of this most impressive and beautifully maintained country property. Originally built in the late 70s with hints of Art Deco and recently modernised the property includes a spacious main residence, a separate guest appartement, outbuildings, a lake and

DESCRIPTIF

The property has just been completely renovated and refurbished.

Ground floor

Entrance hall 1 (8.5m²) with stairs to lower floor apartment
Second entrance hall 2 (8.5m²) with stairs to first floor bedrooms
Sitting room (42m²) with beautiful fireplace and door to terrace
Dining room (28m²)
Kitchen (24m²) fully fitted and equipped in 2024, with door to pantry(6m²)
Inner hall (8.5m²)
Bedroom 1 (23.8m²) with fitted wardrobes
Bathroom (12m²) with washbasin, bath, walk-in shower and WC.
Bedroom 2 (12m²)
Covered terrace (52m²)

First floor

Landing (22m²)
Bedroom 3 (20m²) with built-in wardrobes
Bedroom 4 (13.5m²) with built-in wardrobes
Shower room (3.7m²) with washbasin, shower and WC
Attic (35m²)

Garden level (integrated guest flat)

Corridor (8.2m²) with door to garage
Storage room (11m²) with built-in cupboards
Living room (30m²) with fireplace and glass door to conservatory
Kitchen (15m²) fully equipped and recently installed
Veranda (14.5m²) with door to private covered terrace (24m²)
Entrance hall (12.5m²)
Bedroom 5 (15m²)
Bedroom 6 (16.5m²) with built in wardrobes
Shower room (8.3m²) with washbasin, shower and WC

Garage (65m²) with electric door, kitchen units, plumbing for washing machine, electric socket for car charging and conversion box for solar

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32310GJP47>

COMPLETE FILE AND PHOTO ON REQUEST



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

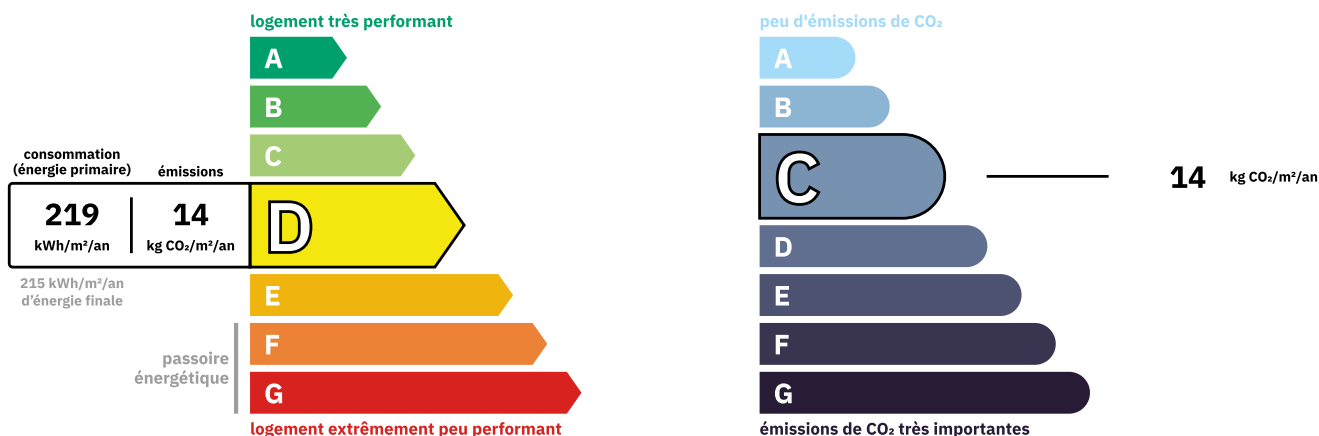
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EXCEPTIONAL COUNTRY
ESTATE, SUITABLE FOR
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LAKE, GUEST APPARTEMENT
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Ref : A32310GJP47

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 2700 € and 3700€ 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.

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 : A32310GJP47
FILE COMPLETE
AND PHOTOS
ON REQUEST

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