LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

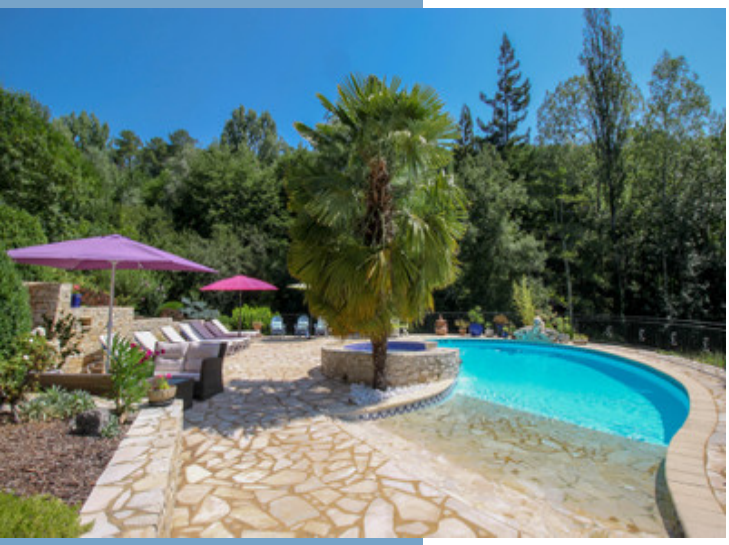


EXCEPTIONAL! FULLY RENOVATED, 7 EN-SUITE BEDROOMS, SEPARATE APARTMENT, OUTBUILDINGS, POOL, GARDEN WITH VIEWS.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	62176MPO46
PRICE	€ 1,680,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	9
ACCOMMODATION	225 m²
LAND	40340 m²
TOWN	Duravel
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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





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No effort or expense have been spared to renovate this superb hide-away in the Lot countryside. The stunning main house overlooks the valley and its own garden and land. Here you will find the deluxe swimming pool with jacuzzi, and 2 ponds with natural springs beyond. There is a separate studio/atelier ideal for painting classes, yoga etc.



DESCRIPTION

The property will be sold fully furnished as seen (except for some personal items), including cars, vans, fully furnished professional kitchen, garden equipment, etc. All current bookings, touroperator and travel agent contacts will be passed as well.

MAIN PROPERTY:
GROUND FLOOR:
Kitchen 1: (14 m2), cold kitchen, fully equipped
Kitchen 2: (21,1 m2), hot kitchen, fully equipped
Dining room/living Room (55,5 m2) with original red tiles, beams, open atrium, staircase to mezzanine, fire place, double doors to terrace and garden
WC: (2 m2)
Bedroom 1 (22 m2): 'White Lilly's Room', red tiles, beams, double doors to the terrace and garden. En suite bathroom with bath, shower, washbasin, wc.
Bedroom 2 (26,7 m2): 'Wheat Room', can be used as family room and is connected with Lilly Room. red tiles, beams, double doors to the terrace and garden. En suite bathroom with bath, shower, washbasin, wc.
Bedroom 3 (13,5m2): 'Lavender Room', double doors to the terrace and garden. En suite bathroom with bath, shower, washbasin, wc.
FIRST FLOOR:
Bedroom 4 (12 m2),'Pine Room', with a solid wooden staircase up to a mezzanine and private bedroom with bathroom. Carpeted, beams, double windows to the garden. En suite bathroom with bath, shower, washbasin, wc.
PIGEONNIER:
Bedroom 5 (19 m2): 'Balcony Suite' tiled floor, fire place, original beams all the way open to the roof of the tower. Private terrace with views over the property. King size custom made bed. En suite bathroom with...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/62176MPO46

COMPLETE FILE AND PHOTO ON REQUEST

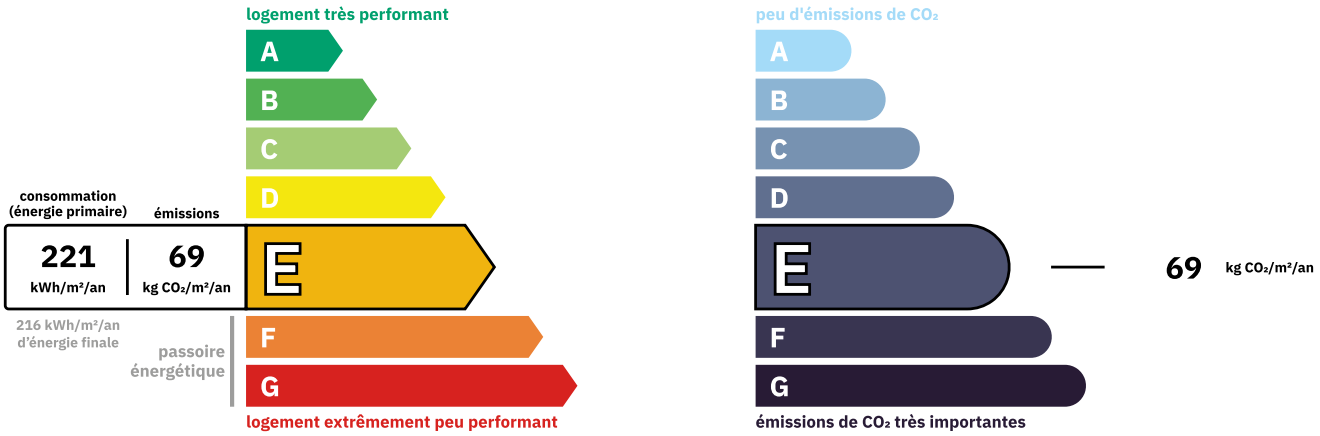
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 5370 € and 7320€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :62176MPO46
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