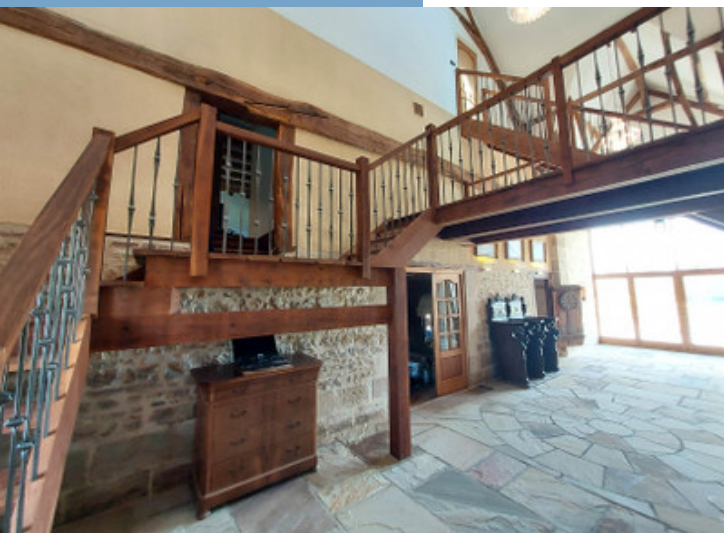




BREATHTAKING BARN CONVERSION, TWO  
COTTAGES, COVERED POOL, PLOT 11956M<sup>2</sup>.  
ORIGINAL FEATURES, LOW ENERGY COSTS.



BREATHTAKING BARN  
CONVERSION, TWO  
COTTAGES, COVERED  
POOL, PLOT 11956M<sup>2</sup>.  
ORIGINAL FEATURES, LOW  
ENER...



## PROPERTY FACT FILE

REFERENCE	A14488
PRICE	€ 899,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	7
ACCOMMODATION	605 m <sup>2</sup>
LAND	11956 m <sup>2</sup>
TOWN	Lurcy-Lévis
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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

- stunning conversion
- low energy costs
- countryside location
- swimming pool
- luxury family home

BREATHTAKING BARN  
CONVERSION, TWO  
COTTAGES, COVERED  
POOL, PLOT 11956M<sup>2</sup>.  
ORIGINAL FEATURES,  
LOW ENER...

Ref : A14488

Welcome to this exquisite property, featuring a stunning barn conversion with 4 ensuite bedrooms and two charming cottages, on a generous plot of 11,956m<sup>2</sup>. With captivating original features, this home exudes elegance and offers an entertainment room and a covered pool area for relaxation. It's not just a home but a haven of

## DESCRIPTIF

Presently a luxurious family residence, this property holds commercial potential. Accessed via a private driveway, it boasts:

### MAIN HOUSE:

Exuding chateau-like grandeur, this spacious abode offers an abundance of natural light. Craftsmanship shines through, ensuring effortless maintenance and minimal heating expenses.

### Ground floor :

large entrance hallway with a stunning galleried staircase, stone indian floor tiles, stone walls (46m<sup>2</sup>)

large living room incorporating lounge area, dining area and fitted kitchen with onyx worktops, wood-burning stove/cooker and 3 further fitted ovens, stone indian floor tiles (65m<sup>2</sup>)

childrens play room (20m<sup>2</sup>)

utility room (10m<sup>2</sup>)

cosy lounge (37m<sup>2</sup>)

rear hallway (9m<sup>2</sup>) with access to the garage (43m<sup>2</sup>) which has a door leading to the terrace.

shower room and toilet (9m<sup>2</sup>)

### First floor :

hallway leads to 3 bedrooms all with en-suite and one with a jacuzzi bath (22m<sup>2</sup>, 24m<sup>2</sup>, 28m<sup>2</sup>)

a half landing leads to the video lounge (61m<sup>2</sup>) which has surround sound, electric velux windows and a full-sized snooker table which is included in the sale

### Second floor :

Large bedroom with double whirlpool bath, shower and toilet, 5 velux windows (61m<sup>2</sup>)

There is underfloor heating, and the wood-burning stove which heats the property and the water, plus another electric hot water tank heated by solar.

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A14488>

COMPLETE FILE AND PHOTO ON REQUEST



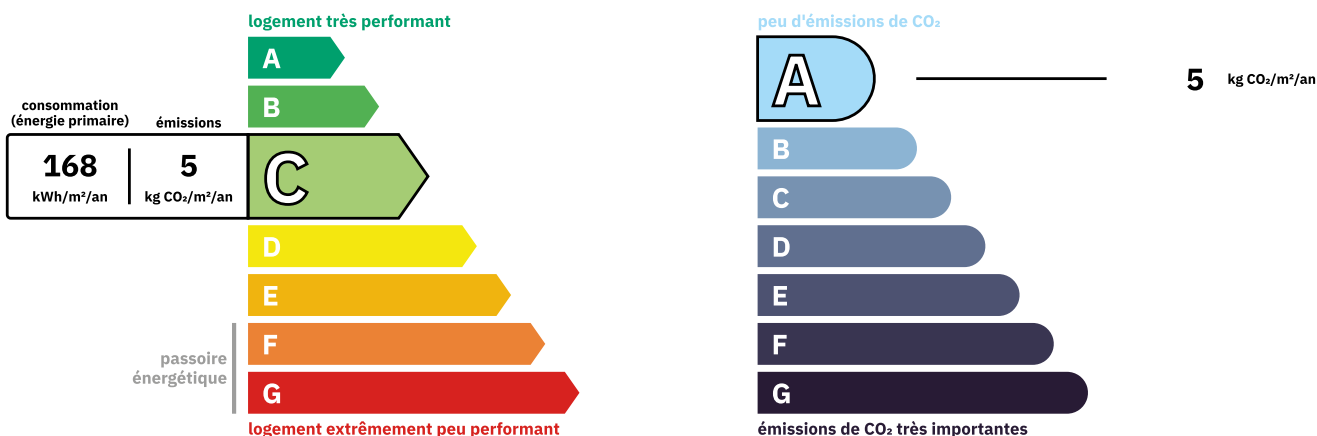


BREATHTAKING BARN  
CONVERSION, TWO  
COTTAGES, COVERED POOL,  
PLOT 11956M<sup>2</sup>. ORIGINAL  
FEATURES, LOW ENER...

Ref : AI4488

## ENERGIE-DPE

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



Property **Moderately efficient**  
Estimated annual energy costs  
between 2290 € and 3150€ for 2021

## NOTICE

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

I: 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 :AI4488  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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