



SUPERB ARCHITECT-DESIGNED CONTEMPORARY  
MANOR HOUSE WITH GATED ENTRANCE,  
LARGE WALLED GARDEN AND FABULOUS VIEWS



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ARCHITECT-DESIGNED  
CONTEMPORARY MANOR  
HOUSE WITH GATED  
ENTRANCE, LARGE  
WALLED GARDEN AND  
FABU...



PROPERTY FACT FILE	
REFERENCE	A14526
PRICE	€ 698,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (658 491 EUR hors honoraires)</small>
BEDROOM	3
BATHROOM	3
ACCOMMODATION	205 m²
LAND	5769 m²
TOWN	Saint-Céré
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- High energy efficiency
- Built in traditional style from quality materials
- Beautiful views
- Close to all amenities
- Golf course and Michelin star restaurant close by

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This exceptional property is one of a kind! Built in 2010 to exacting standards in the style of a Quercy manor house, no expense was spared in the use of top-quality materials for the construction and finishing details. It also has an excellent energy rating due to its geothermal heating system! The house itself boasts a magnificent

## DESCRIPTIF

Access to the property is via electric security gates with CCTV in place. A sweeping stone drive leads to the parking areas and garage. One can enter the house through the elegant front door or by the back door to the kitchen and utility room, which is located in the covered walkway between the house and the garage.

Ground floor:

The front door opens into a central hallway, from which you can access all the ground floor rooms and the first floor. There are numerous doors opening onto the terrace and the gardens at this level.

A massive living and dining room (51m<sup>2</sup>) is dominated by the classic stone fireplace. There are double glazed sliding doors all around, letting the sunlight stream in. The living area leads to the kitchen (22m<sup>2</sup>) through a beautiful stone archway.

The whole of the ground floor is paved with limestone tiles and offers reversible underfloor heating and/or cooling throughout. All the windows and doors are double glazed and were custom-made. Those leading onto the terraces or gardens also have electric blinds to give shelter from the sun.

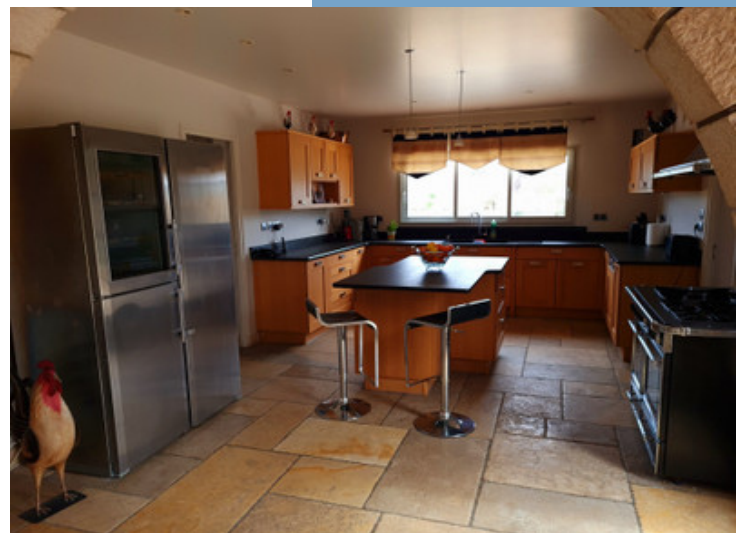
The units in the fitted kitchen are made of beech with black granite worktops. The kitchen is equipped with all necessary appliances including a cast iron Godin cooking range with double ovens. The stove works on either gas or electricity. A door from the kitchen leads to a fully equipped utility room, which in turn opens into the covered walkway between the house and the garage.

To the left of the entrance hall,

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A14526>

COMPLETE FILE AND PHOTO ON REQUEST



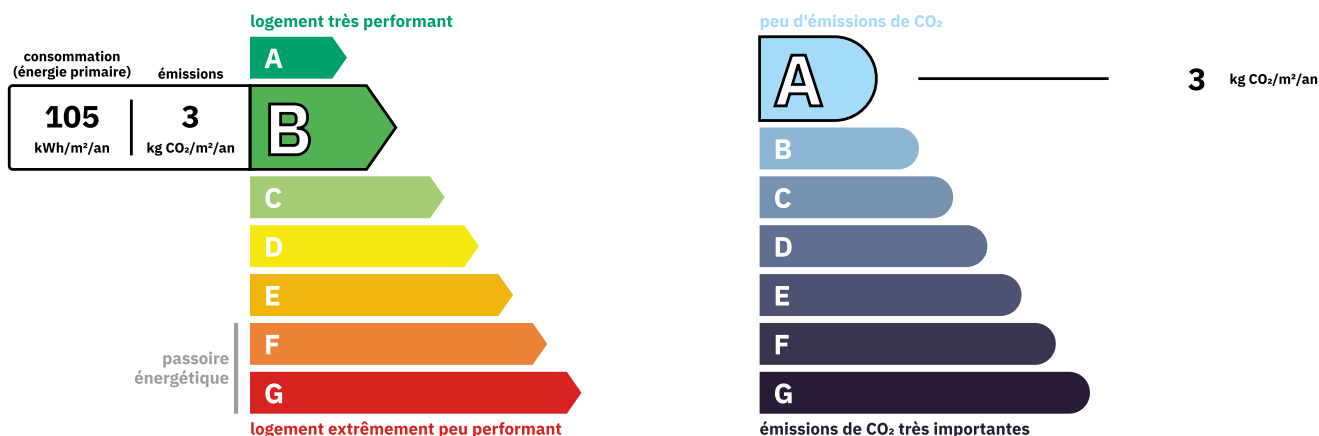


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## ENERGIE-DPE

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



Property Efficient  
Estimated annual energy costs  
between 1310 € and 1820€ for 2021

## NOTICE

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

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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 : AI4526  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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