LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# CHARMING 1750S CHARTREUSE, COURTYARD, BARNS, TREE-LINED AVENUE, POOL, MODERN AMENITIES. BUSINESS OPPORTUNITIES

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

CHARMING 1750S CHARTREUSE, COURTYARD, BARNS, TREE-LINED AVENUE, POOL, MODERN AMENITIES. BUSINESS OPP...









## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A22873SHH24 |
| PRICE | € 787,500<br>£ 0*<br>*agency fees included: 5 % TTC to be paid by the buyer (750 000 EUR hors honoraires) |
| BEDROOM | 6 |
| BATHROOM | 3 |
| ACCOMMODATION | 300 m² |
| LAND | 16266 m² |
| TOWN | Bertric-Burée |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Maison, Family Home, Manoir |
| CONDITION | |
| FEATURES | Swimming Pool, Private drainage, Private parking |

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

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

CHARMING 1750S CHARTREUSE, COURTYARD, BARNS, TREE-LINED AVENUE, POOL, MODERN AMENITIES. BUSINESS OPP.

Ref : A22873SHH24

A very attractive property which consists of a CHARTREUSE dating back to the 1750's and two stone barns overlooking a garden courtyard, enclosed by a wall and gated entrance. To the front of the property is a tree lined Avenue which could be reinstated, taking you to the beautiful stone balcony at the back of the property.







# DESCRIPTION

This captivating French CHARTREUSE property, dating back to the 1750s, exudes timeless charm and elegance. Set within an enclosed garden courtyard, the estate comprises a splendid Chartreuse and two stone barns. A picturesque tree-lined avenue leads to a beautiful stone balcony at the rear of the property, offering serene views.
The interior boasts original wooden flooring, full-length storage cupboards, and captivating chimney features. The kitchen seamlessly blends modern amenities, like a breakfast bar and double basin sink, with traditional elements like a potager and original cupboards. The dining room, with its wooden flooring and chimney, opens to a delightful stone terrace.
The ground floor includes three bedrooms, each uniquely designed with French windows, fireplaces, and distinctive features. Additionally, a charming sitting room with a wood-burning fireplace provides a cosy retreat. The upper floor reveals more enchanting spaces, including bedrooms, a sitting area, dressing room, and a well-appointed shower room.
The property further offers versatile attic space with exquisite original beam work and a spacious cellar below. Two barns on the estate present excellent potential for various purposes, and the heated swimming pool, completed in June 2023, provides relaxation and leisure options.
This alluring property boasts several desirable amenities, including oil-fired central heating, double glazing, new roofs, and updated electrical systems. With its three wells, ...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A22873SHH24

COMPLETE FILE AND PHOTO ON REQUEST

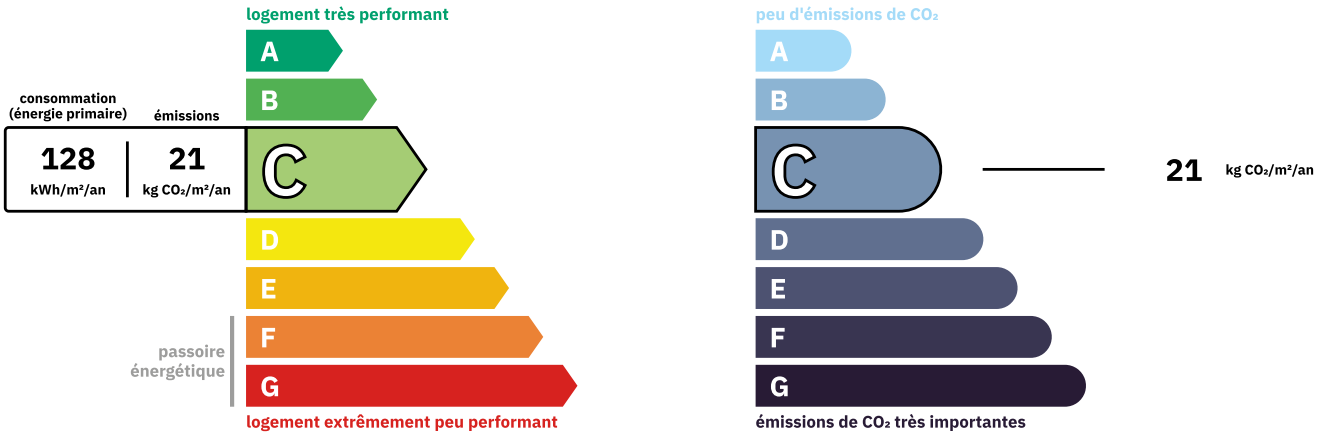
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

CHARMING 1750S CHARTREUSE, COURTYARD, BARNS, TREE-LINED AVENUE, POOL, MODERN AMENITIES. BUSINESS OPP...

Ref : A22873SHH24

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

# ENERGIE-DPE




Property Moderatly efficient
Estimated annual energy costs
between 2510 € and 3460€ 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 :A22873SHH24

FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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