



BEAUTIFULLY PRESENTED 4-BEDROOM HOUSE, 8
ACRES, WITH A SMALL LAKE, NUMEROUS
OUTBUILDINGS, SOLAR TRACKERS

www.leggettprestige.com

BEAUTIFULLY PRESENTED
4-BEDROOM HOUSE, 8
ACRES, WITH A SMALL
LAKE, NUMEROUS
OUTBUILDINGS, SOLAR
TRAC...



PROPERTY FACT FILE

REFERENCE	A233931LH35
PRICE	€ 575,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	284 m ²
LAND	32688 m ²
TOWN	Louvigné-du-Désert
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Other Drainage, Lake, Garage

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

- Peaceful setting only 30 minutes to the coast
- Restored to very high standard ready to move in
- Character property with lots of original features
- Land suitable for horses and animals
- 2 solar trackers

BEAUTIFULLY PRESENTED
4-BEDROOM HOUSE, 8
ACRES, WITH A SMALL
LAKE, NUMEROUS
OUTBUILDINGS, SOLAR
TRAC...

Ref : A23393ILH35

Set in pretty and peaceful countryside only 3 km to local shops and amenities and 30 min to the coast, this stunning house with outbuildings and a small lake has been renovated to a very high standard.

DESRIPTIF

The property offers a house, numerous outbuildings, a small lake, a well and enough land and enclosed areas to have animals including horses.

The main house provides well-proportioned living space over 3 floors.

It has been professionally decorated and combines original features along with luxurious and modern comfort.

Tailor-made storage throughout and including integrated appliances, open shelving and larder cupboard in the kitchen.

Throughout this incredible house of 284 m² you will find quality materials/equipment combined with nicely pointed exposed stone walls, exposed beams, wood flooring, original feature granite fireplaces with original wood burning stoves, marble, thick carpets, sophisticated wallpapers and stylish furniture, tailor-made/built-in cupboards. There is a historical element which is a hidden priest hole. Bespoke storage throughout the home showing that every inch of this house has been put to use, fully double-glazed with oil-fired central heating.

There is also a cellar ideal for keeping wine.

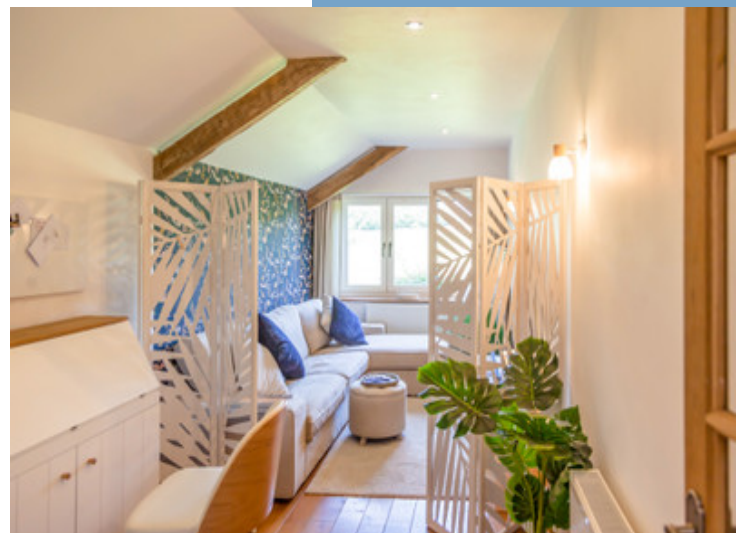
Numerous outbuildings complete this property. A tarmac path leads you to a nice outbuilding that could be used as an office.

Other outbuildings include a wood shed, two adjoining barns, a covered hangar high enough to park a camper van.

There is a well, a small lake, two new solar trackers, 3 patios/terraces (one with remote-controlled blinds) perfect for evening drinks and alfresco dining and barbecues.

The outside just like the house is a delight.

Set in ov



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A23393ILH35>

COMPLETE FILE AND PHOTO ON REQUEST

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

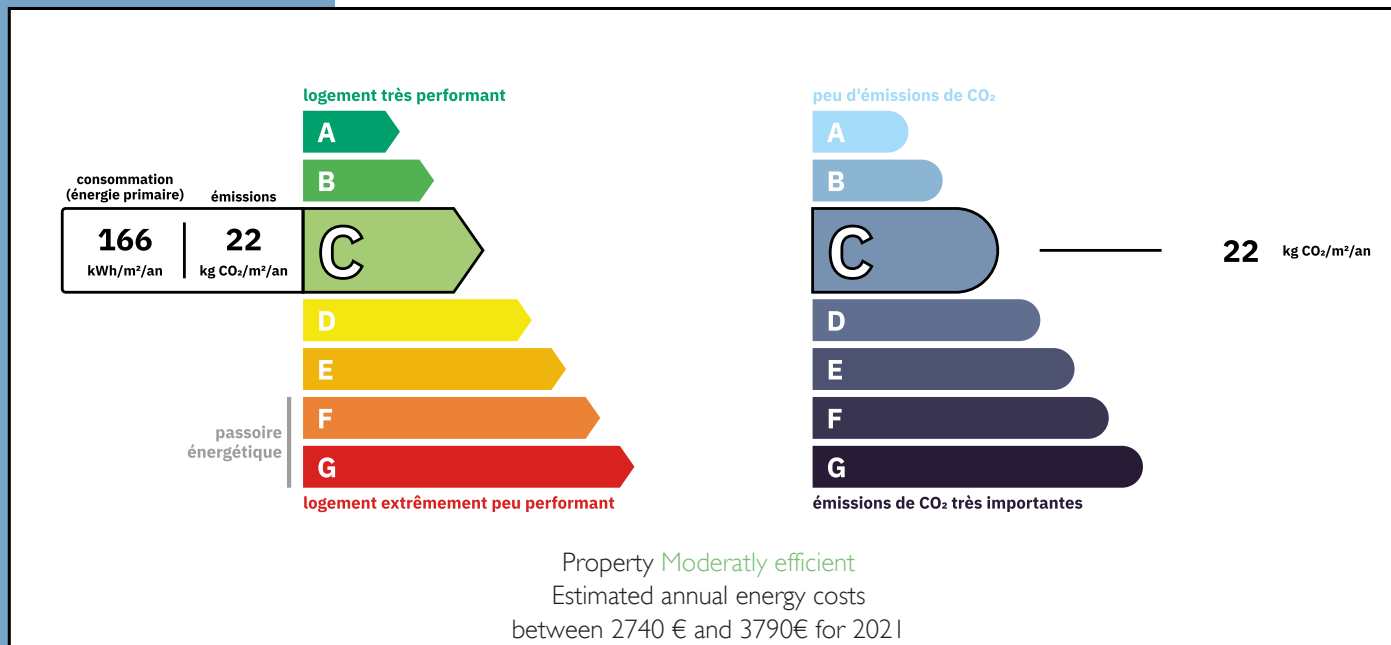
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

BEAUTIFULLY PRESENTED
4-BEDROOM HOUSE, 8 ACRES
WITH A SMALL LAKE,
NUMEROUS OUTBUILDINGS,
SOLAR TRAC...

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

Ref : A23393ILH35

ENERGIE-DPE



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 :A23393ILH35
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