BELLEME SECTOR, PERCHE NATIONAL PARK, LUXURY COUNTRY HOUSE, VIEWS OVER ROLLING MEADOWS AND MANOR HOUSES ...

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

BELLEME SECTOR, PERCHE NATIONAL PARK, LUXURY COUNTRY HOUSE, VIEWS OVER ROLLING MEADOWS AND MANOR HOU...

PROPERTY FACT FILE

REFERENCE	A24818EI61
PRICE	€ 1,100,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	310 m²
LAND	2243 m²
TOWN	Saint-Cyr-la-Rosière
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Campagne
CONDITION	
FEATURES	Mains drainage, Garage, 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

- Restored with first class materials
- Light spaces
- Magnificent view
- Dominant position
- Comfort and quality

BELLEME SECTOR, PERCHE NATIONAL PARK, LUXURY COUNTRY HOUSE, VIEWS OVER ROLLING MEADOWS AND MANOR HOU...

Ref : A24818EI61

In the heart of the Perche region, 10m from Belleme, surrounded by beautiful rolling countryside and set in 2243m² of parkland, this magnificent property has been restored using first class materials.

DESCRIPTION

Property offering 310 m2 living space, light with high ceilings. On the ground floor, the reception rooms are light and spacious and all overlooking the gardens, comprising :

Ground floor:
Entrance hall - 29m² with staircase and study area
Beautiful salon - 62 m2 with fireplace,
Dining room - 27m²
Fitted oak kitchen - 27.5m² opening onto the patio
Utility room - 14m²
Guest wc - 4.5m²

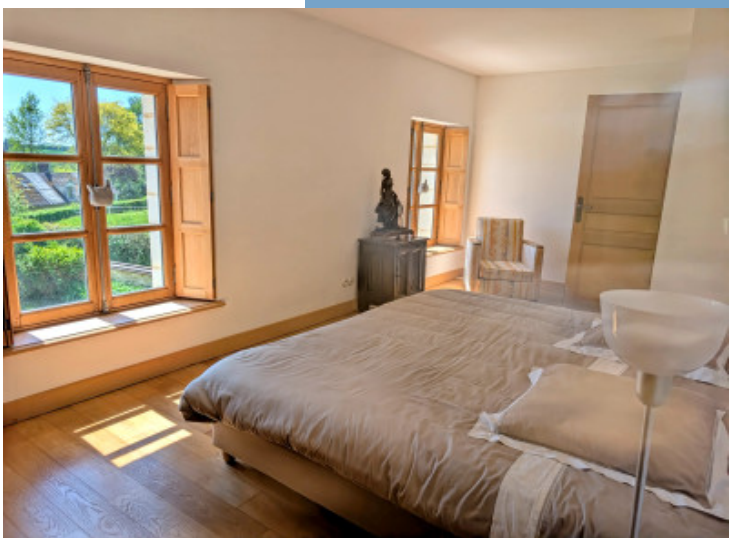
Garden level:
Games room
Wine cellar.

First floor:
Landing/study room - 17m²
Bedroom - 20m²
Bedroom - 19m²
Shower room - 5m²
wc
Bedroom - 15m²
Shower room - 6m²
A 50 m² room (master suite or large childrens room) to be finished.

Outbuildings: garage and workshop with mezzanine.

Beautiful grounds of 2243m² including landscaped parklands with beautiful trees, well, views over meadows, manor houses and villages...

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



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A24818EI61
COMPLETE FILE AND PHOTO ON REQUEST

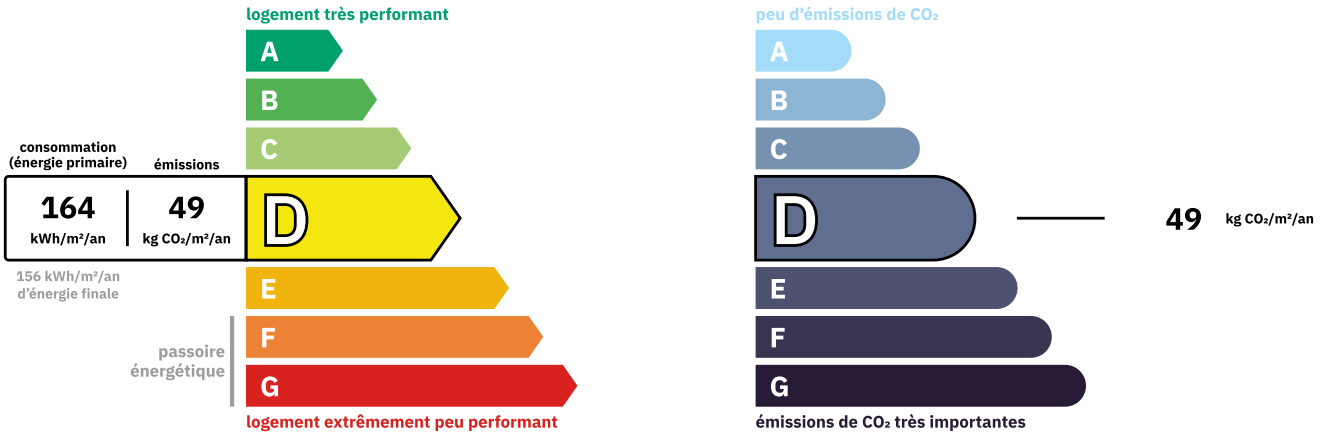
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

BELLEME SECTOR, PERCHE NATIONAL PARK, LUXURY COUNTRY HOUSE, VIEWS OVER ROLLING MEADOWS AND MANOR HOU...

Ref : A24818EI61

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

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3890 € and 5310€ 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 :A24818EI61

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