



ÉLÉGANCE & NATURE - CHARACTER PROPERTY  
IN THE HEART OF THE REGIONAL NATURE PARK,  
NEAR BASSIN

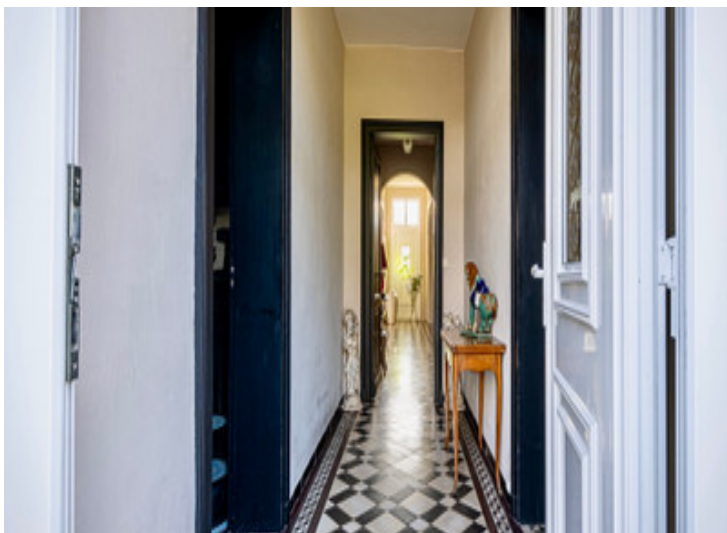
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## PROPERTY FACT FILE

REFERENCE	A26980ARM33
PRICE	€ 656,000 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (630 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	290 m <sup>2</sup>
LAND	3700 m <sup>2</sup>
TOWN	Le Barp
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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





- character property with high-quality renovation
- less than 1h from the beaches
- Top-of-the-range equipment
- heated swimming pool
- heated pool and large outbuilding and garage

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Exclusive! Close to Salles, Le Barp, Belin-Béliet and Hostens (and its famous Natura2000 listed leisure park),

In its 3700 m<sup>2</sup> island of greenery, this exceptional property combines elegance, authenticity and closeness to nature.

## DESCRIPTIF

Exclusive! Close to the lake, only 8 km from Hostens - 20km Le Barp and Belin Béliet - 35km from the ring road - 51 km from Mérignac airport

In the heart of a charming village where life is good, this property benefits from a rare environment, combining tranquillity and conviviality.

Nearby, you'll find quality local shops (bakery, grocery shop).

This character property could be used for a number of family or professional projects. Its undeniable charm and impeccable condition make it a rare property, and one that you should visit without delay! Set in 3700 m<sup>2</sup> of remarkably well-kept parklands with fruit trees and a variety of flower species, this charming property has everything you could wish for!

This one-storey residence of over 200m<sup>2</sup> has retained its original charm and period materials, while benefiting from top-quality modern fixtures and fittings.

Everything here exudes the charm of the past and the authenticity of an old manor house, with its old parquet floors and cement tiles and high ceilings.

This alliance will surprise you with its superb quality and its warm, comfortable welcome.

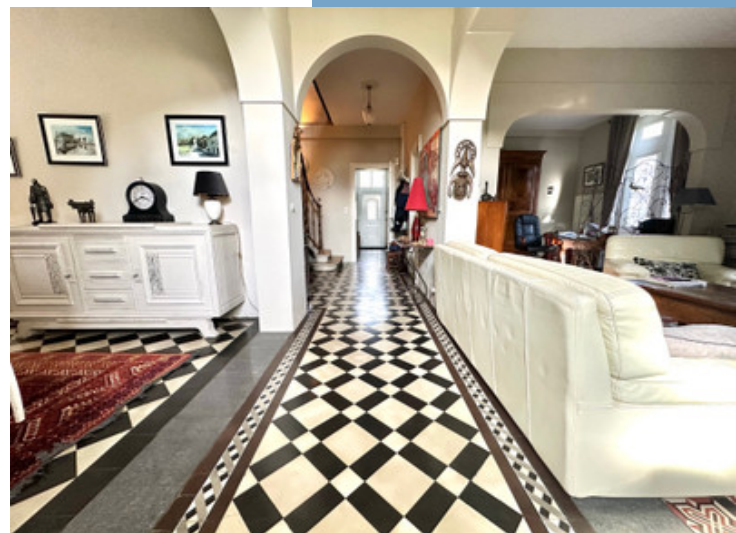
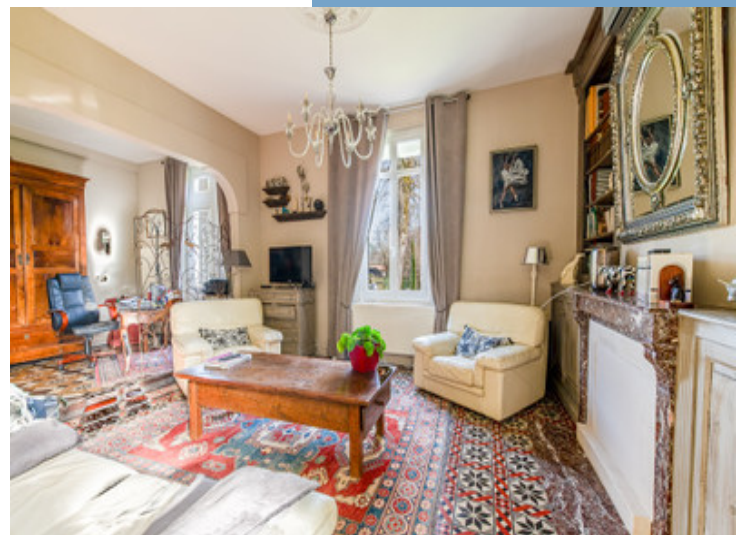
\*On the ground floor, the beautiful long entrance hall leads on one side to a vestibule with an open fireplace opening onto the terrace, and on the other to a kitchen combining authenticity and modernity. This ground floor can be accessed via three different entrance doors, depending on your preferences.

The kitchen combines the charm of yesteryear with top-of-the-range equip

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26980ARM33>

COMPLETE FILE AND PHOTO ON REQUEST



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

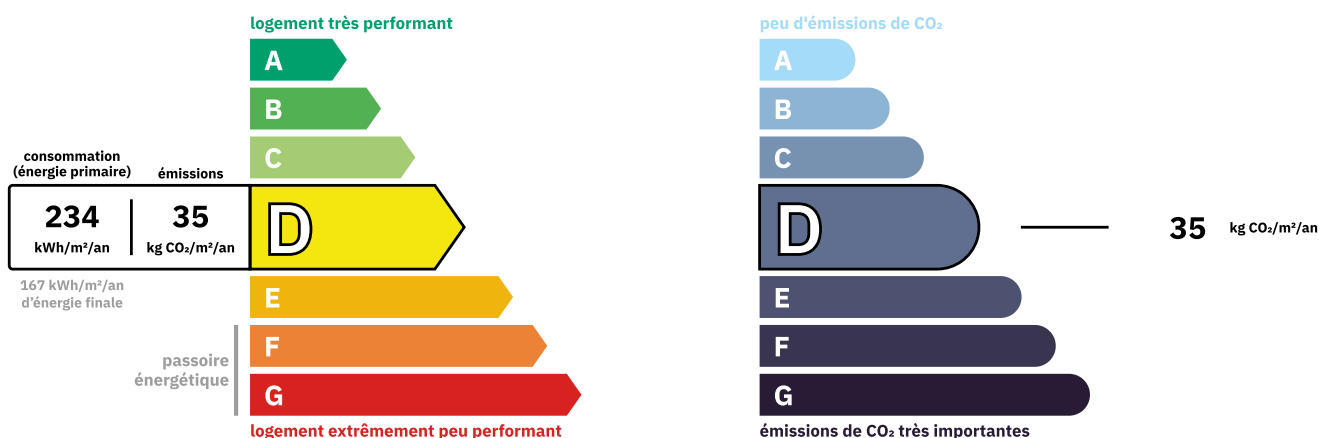
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 6190 € and 8450€ for 2021

## 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 : A26980ARM33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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