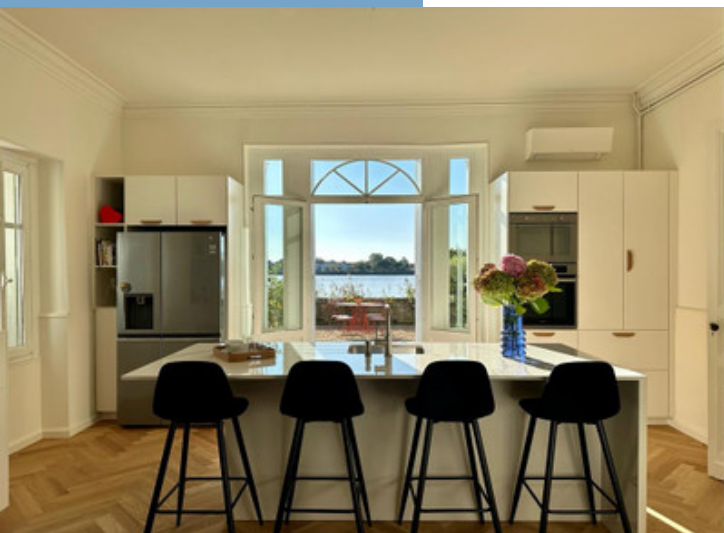




STUNNING MAISON DE MAÎTRE  
-ARCHITECT-RENOVATION IN 2023. PRIVILEGED  
RIVERSIDE LOCATION NEAR LIBOURNE

STUNNING MAISON DE  
MAÎTRE  
-ARCHITECT-RENOVATION  
IN 2023. PRIVILEGED  
RIVERSIDE LOCATION  
NEAR LIBOURN...



## PROPERTY FACT FILE

|  |  |
|--|--|
| REFERENCE  | A28451BTU33  |
| PRICE  | € 1,200,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM  | 5  |
| BATHROOM   | 3  |
| ACCOMMODATION  | 300 m <sup>2</sup>   |
| LAND   | 3593 m <sup>2</sup>  |
| TOWN   | Libourne   |
| DEPARTMENT   |  |
| LOCATION   | 50km or less to airport                                      |
| TYPE   | Maison de Vacances, House                                    |
| CONDITION  |  |
| FEATURES   | Swimming Pool, Other Drainage,<br>River Frontage             |
| *Price based on current exchange rate which is subject to change |  |



- Extraordinary setting
- Absolute calm
- River view
- Wonderful event setting
- Outbuildings and covered swimming pool.

STUNNING MAISON DE  
MAÎTRE  
-ARCHITECT-RENOVATIO  
N IN 2023. PRIVILEGED  
RIVERSIDE LOCATION  
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Ref : A28451BTU33

A light and bright MAISON DE MAITRE renovated in 2023 with generous volumes, bright rooms, south facing, all with beautiful views of the Dordogne river. The attached 300+ m<sup>2</sup> outbuilding offers over 200 m<sup>2</sup> of convertible space for a professional activity/artist studio. Surrounded by a park with matured trees, covered swimming pool

## DESCRIPTIF

Recently renovated house in excellent condition with spacious rooms and fantastic volumes, comprising:

### Ground floor:

- \* Entrance hall and hallway - 20 m<sup>2</sup>, tiled floor,
- \* Kitchen - 23 m<sup>2</sup> - marble floor, French doors to terrace,
- \* Dining room - 27 m<sup>2</sup> - parquet floor, French doors to terrace,
- \* Salon - 33 m<sup>2</sup> - parquet floor, fire place, French doors to terrace,
- \* Room (office, bedroom...) - 25 m<sup>2</sup> - marble floor, fireplace.
- \* Large laundry utility room
- \* Guest bedroom/game room with access to covered terrace,
- \* Utility room - 8 m<sup>2</sup>.

### First floor:

- \* Landing and hallway - 22 m<sup>2</sup> - parquet floor,
- \* Bedroom 1 - 29 m<sup>2</sup> - parquet floor, fireplace, French doors to balcony,
- \* Bathroom 2- 18 m<sup>2</sup> - with bath and shower,
- \* Bedroom 2 - 25 m<sup>2</sup> - parquet floor, fireplace,
- \* Bathroom 2 - 8 m<sup>2</sup> - with bath,
- \* Bedroom 3 - 21 m<sup>2</sup> - carpet (on wooden floor), with ensuite shower,
- \* Bedroom 4 - 13 m<sup>2</sup> - parquet floor, with sink -possibility to create bathroom and shower..

### OUTBUILDING:

- Attached with indoor access - over 300 m<sup>2</sup> - comprising:
- \* Private wine cellar,
- \* Wine cellar,
- \* 3 open spaces, one with floor above/mezzanine

### EXTERIOR:

- \* Fenced park with electric gate,
- \* Swimming pool - 5 x 10 m, chlorine, covered,
- \* Pool house.

### TECHNICAL INFORMATION:

- \* In good condition,

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28451BTU33>

COMPLETE FILE AND PHOTO ON REQUEST



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

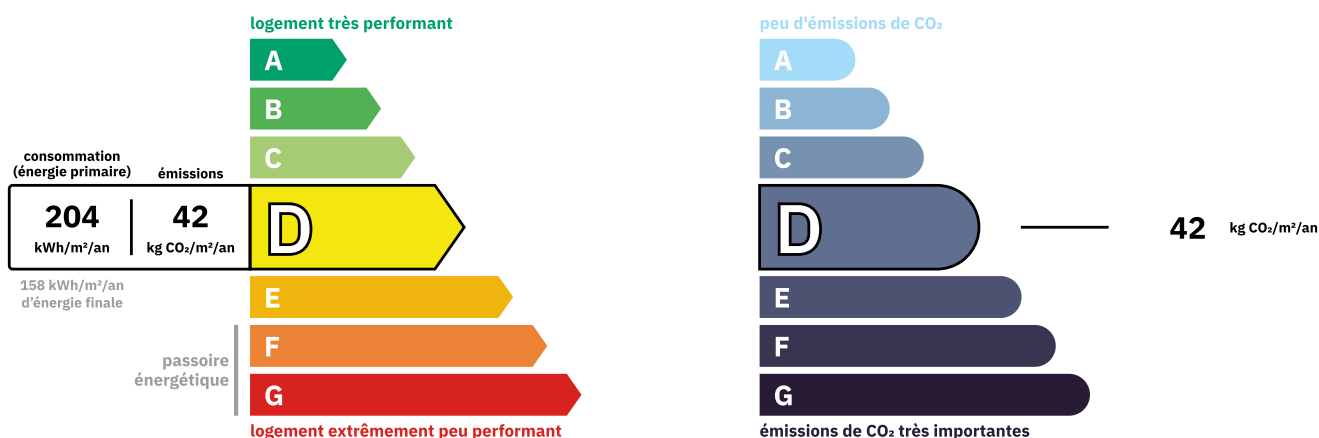
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

STUNNING MAISON DE  
MAÎTRE  
-ARCHITECT-RENOVATION IN  
2023. PRIVILEGED RIVERSIDE  
LOCATION NEAR LIBOURN...

Ref : A2845IBTU33

## 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 4000 € and 5480€ 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 : A2845IBTU33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)