



LUXURIOUS & SPACIOUS FAMILY HOME, 6
BEDROOMS, WITH LARGE ENTERTAINMENT
AREA, HEATED SWIMMING POOL AND VIEWS.

LUXURIOUS & SPACIOUS
FAMILY HOME, 6
BEDROOMS, WITH LARGE
ENTERTAINMENT AREA,
HEATED SWIMMING POOL AN...



PROPERTY FACT FILE	
REFERENCE	A29227NK46
PRICE	€ 548,500 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	335 m ²
LAND	3783 m ²
TOWN	Vire-sur-Lot
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Fully renovated, spacious family home
- Six bedrooms
- Heated swimming pool
- Views over the vineyards
- Large games room with snooker table

LUXURIOUS & SPACIOUS
FAMILY HOME, 6
BEDROOMS, WITH LARGE
ENTERTAINMENT AREA,
HEATED SWIMMING
POOL AN...

Ref : A29227NK46

This fabulous country home (built in 1982) has been quality upgraded and extended by its current owners. It now offers spacious living areas with stunning views over the vineyards and the surrounding countryside. This comfortable home further benefits from double glazing, oil fired central heating and a water softener.

DESCRIPTION

This property offers picturesque vineyard views and is the perfect blend of elegance with a touch of fun.

A grand entrance hall (28,2 m²) welcomes you, accompanied by an additional guest bathroom and shower room (4 m²) for your convenience. From here you continue into a spacious family room (33 m²) with stunning fireplace with wood burner, and a dining area (22,25 m²), adorned with French doors that lead to a sprawling terrace (22 m²) offering breathtaking views of the vineyards. The heart of the property is the modern kitchen (15,5 m²), meticulously designed by the current owners to provide all the comforts and conveniences you desire. Doors from the kitchen lead onto another beautiful terrace with views. There is also a useful utility room (13,40 m²).

The spacious master bedroom (36,45 m²), featuring a private terrace (14,15 m²), is complimented on this floor by two additional bedrooms (13,65 m² and 10,65 m²) with a spacious family bathroom (8,8 m²).

On the first floor, the mezzanine (22,75 m²) is transformed into a TV room with panoramic views, as well as three more bedrooms (10,25 m², 12 m² and 15,85 m²), a bathroom (6 m²) and WC (1,4 m²). All the bedrooms have built-in wardrobes, and two of the bedrooms open up to a balcony with views !

Venture down to the lower level where the excitement unfolds with a sophisticated games room (68 m²) tailored for adults, featuring a cutting-edge sound system and a full-size professional snooker table from Riley. There is a wine c...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29227NK46>

COMPLETE FILE AND PHOTO ON REQUEST



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

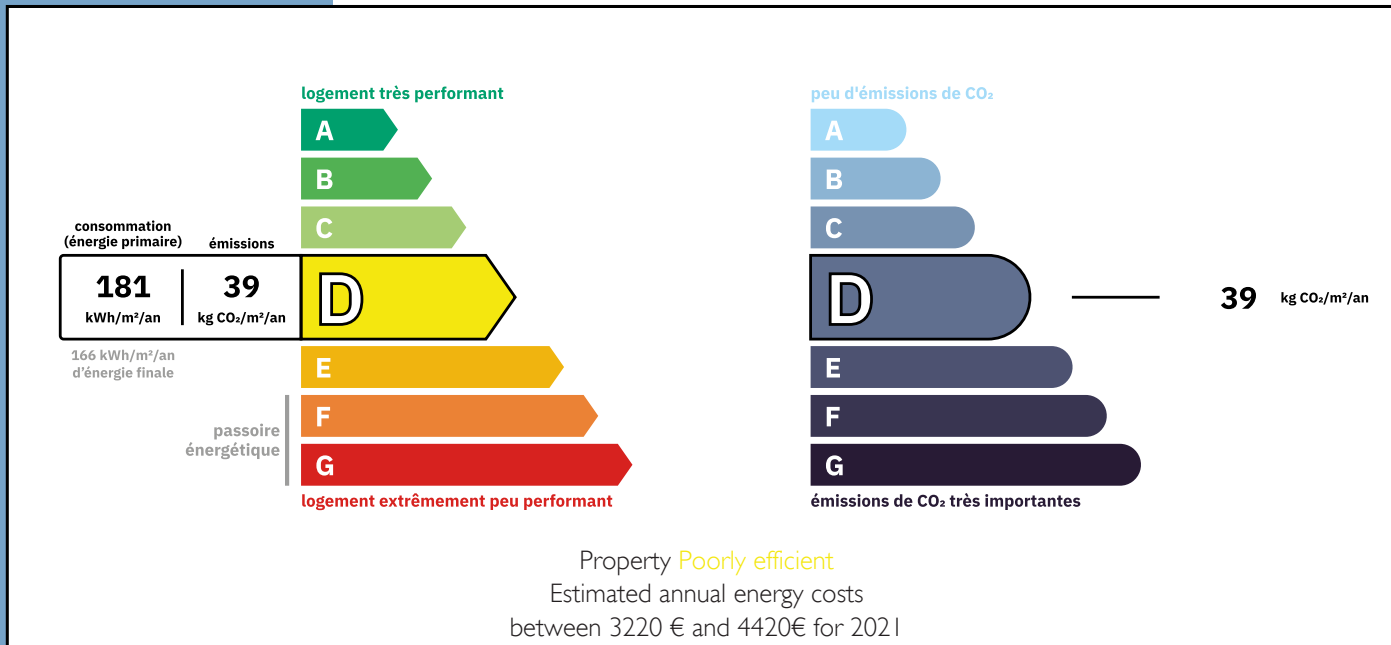
UK Freephone: 087001 15151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

LUXURIOUS & SPACIOUS
FAMILY HOME, 6 BEDROOMS,
WITH LARGE
ENTERTAINMENT AREA,
HEATED SWIMMING POOL
AN...

Ref : A29227NK46

ENERGIE-DPE

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



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 :A29227NK46
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