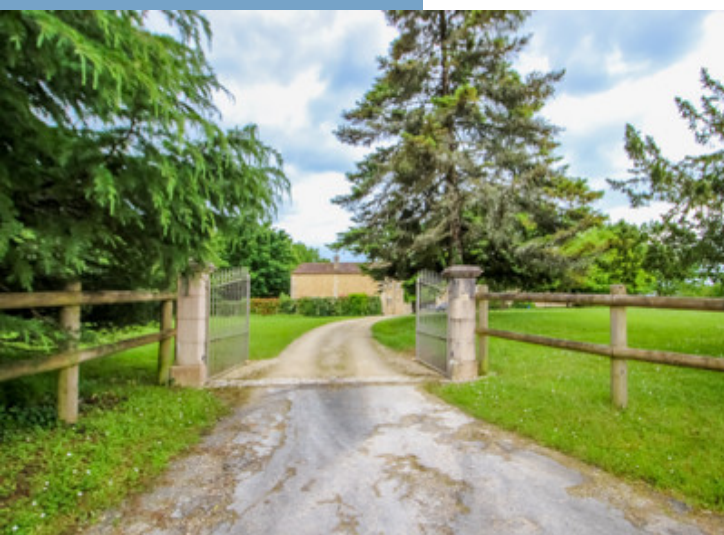




ESTATE WITH SEVERAL HOUSES



PROPERTY FACT FILE	
REFERENCE	A29484CGI24
PRICE	€ 895,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (850 000 EUR hors honoraires)</small>
BEDROOM	12
BATHROOM	6
ACCOMMODATION	430 m ²
LAND	100000 m ²
TOWN	Campsegret
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Lake
<small>*Price based on current exchange rate which is subject to change</small>	



- Close to shops
- Ideal for horse-breeding-culture activities
- Without work and peaceful
- Rented houses - established income
- Possibility of gîtes - existing structure

ESTATE WITH SEVERAL HOUSES...

Ref : A29484CGI24

Beautiful stone property consisting of a farmhouse divided into two independent dwellings with no work required. The house has 3 bedrooms and the studio 2 bedrooms. The second building is a large barn divided into workshop, garage, studio and summer kitchen, adjoining the heated saltwater swimming

DESCRIPTIF

Beautiful stone property (430m2) divided into two dwellings:

The main house (155m2) comprises:

Ground floor: large living/dining room with beautiful fireplace and bright open kitchen, large entrance hall, study, two bedrooms, shower room with separate wc and laundry/boiler room.

Upstairs: a lovely bedroom with new shower room and separate toilet, and a room used as an attic/games room.

The Gîte (65m2) comprises:

Ground floor: living/dining room opening onto the kitchen, bedroom, shower room with laundry area and separate toilet.

Upstairs: bedroom and large landing for another bed or office area.

The barn (150m2) has been divided into a large workshop, garage, studio (shower+bedroom) and summer kitchen. The latter is adjoining and opens onto a covered terrace leading to the heated saltwater swimming pool (10x5) with new liner.

Access is via an electric gate.

A second gate gives access to another independent building in need of renovation.

Large vegetable garden and fruit trees.

Oil-fired central heating and compliant septic tank.

Another private access road leads to the two houses (90m2 and 110m2) currently rented out on a year-round basis and which could become gîtes.

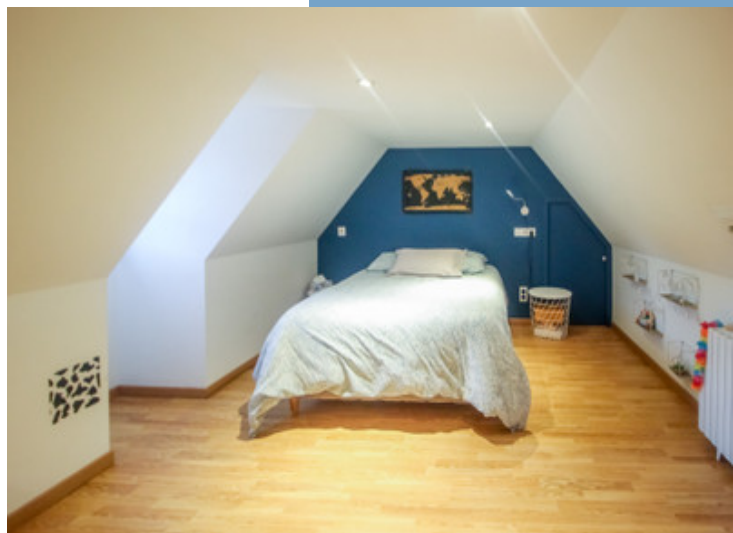
Each has 3 bedrooms, an open-plan kitchen, bathroom, laundry room/garage and individual oil/electric heating. They are equipped with a standard septic tank and double-glazed windows.

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29484CGI24>

COMPLETE FILE AND PHOTO ON REQUEST



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

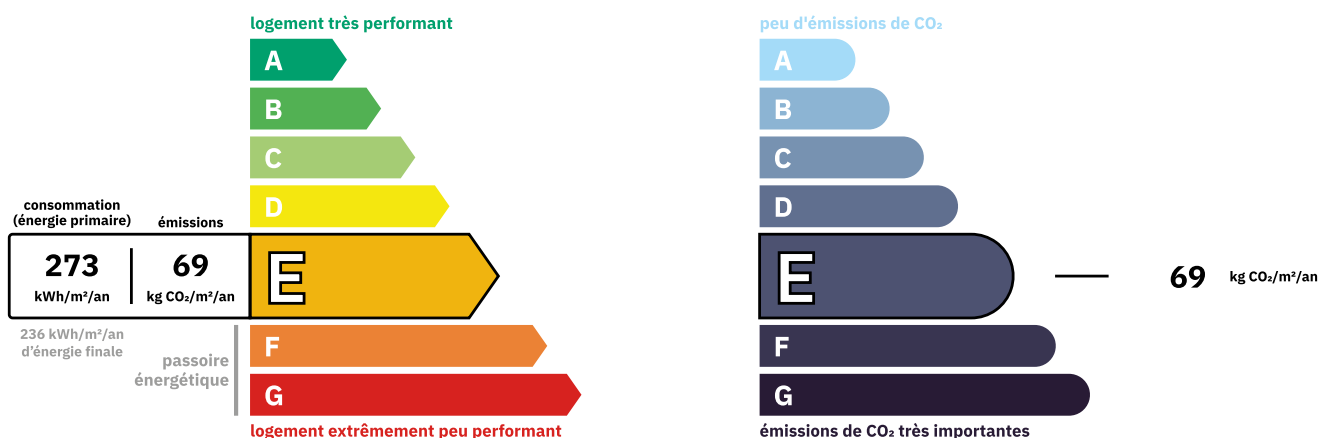
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ESTATE WITH SEVERAL
HOUSES...

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Ref : A29484CGI24

ENERGIE-DPE



Property **Energy consuming**
Estimated annual energy costs
between 3159 € and 4273€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: 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 : A29484CGI24
FILE COMPLETE
AND PHOTOS
ON REQUEST

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