







ESTATE WITH SEVERAL HOUSES

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PROPERTY FACT FILE

REFERENCE A29484CGI24

PRICE € 843,000

£ 0*

*agency fees included: 5 % TTC to be paid by the buyer (800 000 EUR hors honoraires)

BEDROOM 12

BATHROOM 6

ACCOMMODATION 430 m²

LAND 85000 m²

TOWN Campsegret

DEPARTMENT

LOCATION Town property

TYPE Maison de Vacances, Bed and

Breakfast, House

CONDITION Good condition

FEATURES Swimming Pool, Other Drainage,

Lake

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





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

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

DESCRIPTION

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.

Each of them has a beautiful private, fenced plot. In total, the property extends over 8.5 hectares of meadows and woods with t...

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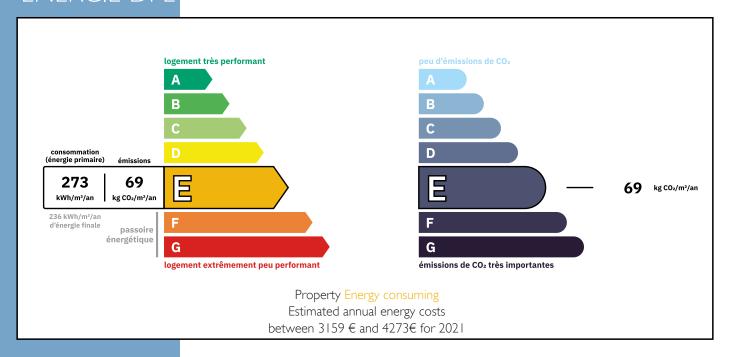


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ENERGIE-DPE



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CONTACT

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