LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL PRIVATE ESTATE WITH 2 STONE HOUSES, 2 POOLS AND NUMEROUS OUTBUILDINGS ON 2.5 HA OF LAND

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PROPERTY FACT FILE

REFERENCE	A31048NK46
PRICE	€ 875,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (837 320 EUR hors honoraires)
BEDROOM	7
BATHROOM	5
ACCOMMODATION	278 m²
LAND	24851 m²
TOWN	Barguelonne-en-Quercy
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

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

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Just 4 km from the charming village of Montcuq, this stunning property offers unparalleled privacy and breathtaking views. Featuring a main house with 3 bedrooms and 2 bathrooms, and an independent gîte with 4 bedrooms and 3 bathrooms, both with their own private swimming pools, it is perfect for relaxation and leisure. The property



DESCRIPTION

MAIN HOUSE: a masterpiece of traditional charm and modern comfort. This stunning residence offers a warm and inviting atmosphere, designed to cater to your every need. This property benefits from oil fired central heating and double glazing.
GROUND FLOOR:
As you enter the house, you're greeted by an elegant entrance hall (9.4 m²) with stairs leading to the first floor. The beautiful farmhouse kitchen (25.25 m²) features an open fireplace, perfect for cooking and grilling. A convenient pantry (2.6 m²) with integrated storage and a utility area (5.2 m²) with a wash basin and WC add to the practicality. The dining room (10.95 m²) flows seamlessly into the spacious living room (30 m²) with a wood burner, creating a perfect space for family gatherings. The office (22.6 m2) provides a quiet retreat for work or study.
GARDEN LEVEL:
The main bedroom suite includes a comfortable bedroom (14 m²) with an exterior door leading to the garden and pool, a dressing area (2.45 m²), and a luxurious bathroom (8 m²) with twin wash basins, a bath with shower, and a WC (1.5 m²).
Accessible only from outside, a large, vaulted cellar (60 m²) has been transformed into an entertaining space/summer kitchen with a wine cellar, perfect for hosting guests.
FIRST FLOOR:
Upstairs, the rooms under the eaves offer charm and character. The landing (4.8 m²) leads to Bedroom 2 (24.35 m²) and Bedroom 3 (26.25 m²). A bathroom (5.6 m²) with a wash basin and shower, a separate WC (1.45 m²), and a...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A31048NK46

COMPLETE FILE AND PHOTO ON REQUEST

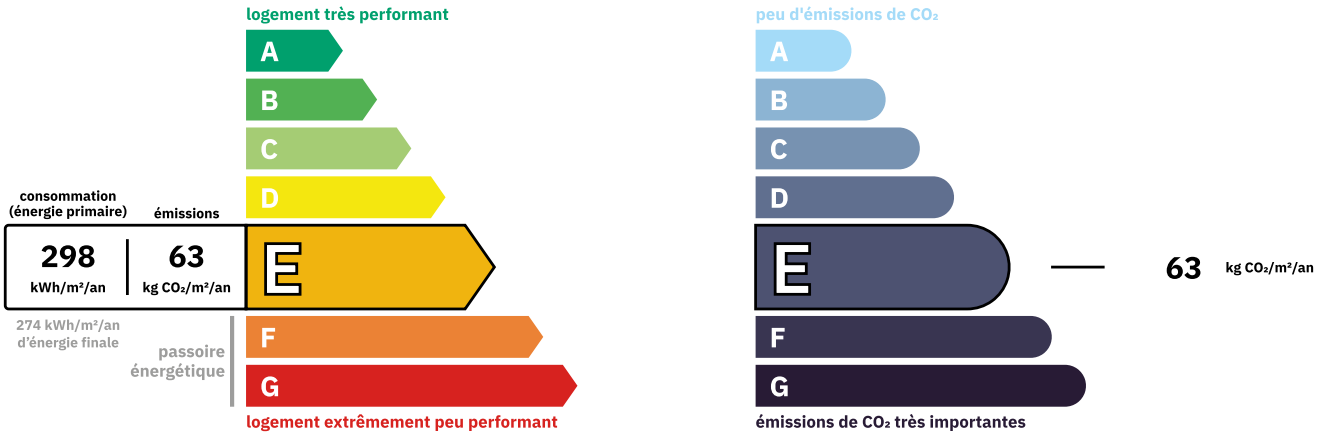
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 2870 € and 3960€ for 2021

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 :A31048NK46
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