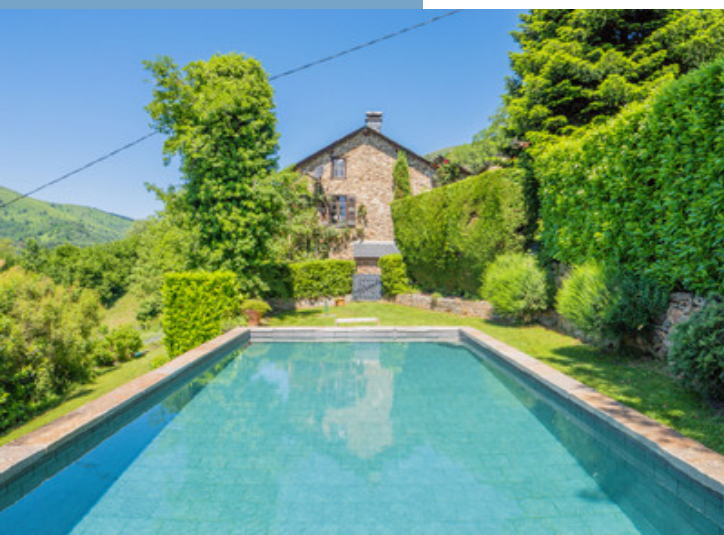




SUPERB PROPERTY WITH SWIMMING POOL AND
SAUNA, WITH MAGNIFICENT MOUNTAIN VIEWS,
BEAUTIFUL BUCOLIC GARDEN.

SUPERB PROPERTY WITH
SWIMMING POOL AND
SAUNA, WITH
MAGNIFICENT MOUNTAIN
VIEWS, BEAUTIFUL
BUCOLIC GAR...



PROPERTY FACT FILE	
REFERENCE	A33485NIL09
PRICE	€ 870,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (826 500 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	3
ACCOMMODATION	259 m²
LAND	5523 m²
TOWN	Saurat
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>	



- Beautiful renovation for 2 charming houses
- Mountain views and surroundings
- The stone pool is beautiful and well oriented
- Very pleasant family home atmosphere
- Significant rental income from the gîte

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The property comprises a renovated house and barn with swimming pool and sauna on 5523 m² of land with 3 springs.
The first house comprises a living room/kitchen, a shower room and a bedroom on the ground floor. The first level features a large living room with fireplace, a bedroom, a shower room and a mezzanine.

DESCRIPTIF

This is a superb property full of charm. Completely renovated with care and the finest materials over a period of 10 years, the two houses have preserved the character of mountain architecture, with their superb stonework and slate roofs, and a comfort and atmosphere that give them a very 'family home' feel.

Very well exposed, with a most bucolic garden and simply superb mountain views, they allow you to enjoy the best aspects of the mountains without being isolated. There's a magnificent stone swimming pool, a sauna, a boule court, a barbecue area and a very pleasant firepit. All these spaces make it easy for everyone to find their place.

The property comprises 2 character houses, the main house and the guest house.

The main house features a warm and cosy living room with fireplace, stone walls and exposed beams, a kitchen with pantry, and a bathroom. The 1st floor comprises a master suite with bathroom, a bedroom, a shower room and a landing. Under the roof are a landing bedroom and an attic bedroom.

The living room (32m²) is warm and cosy, with a fireplace, stone walls and exposed beams, and a library - the perfect place to relax and enjoy a book.

The kitchen (25m² with pantry) is both rustic and convivial. You'll feel right at home here, with its wood-burning stove and direct access to the terrace.

The bedrooms (27 m² for the master bedroom, 15 m² and 10 m²) are very pleasant and bright.

The guest house comprises a living room/kitchen, shower room and bedroom o

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33485NIL09>

COMPLETE FILE AND PHOTO ON REQUEST

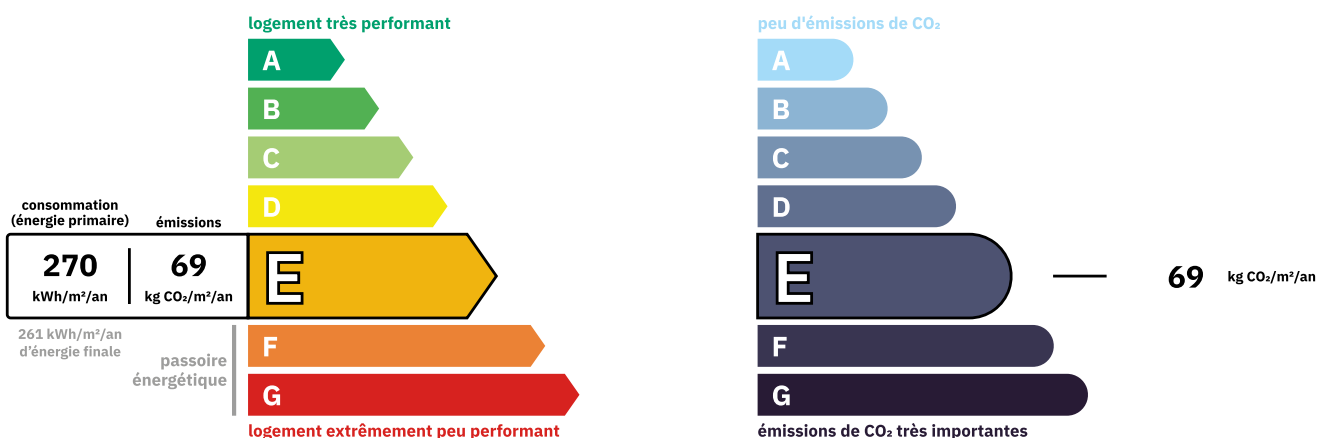


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ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 5090 € and 6940€ 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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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