

EXCEPTIONAL 6 BED MAISON DE MAÎTRE WITH VIEWS – WALKING DISTANCE TO VILLAGE AMENITIES

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A34564EB17
PRICE	€ 530,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (500 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	318 m²
LAND	9833 m²
TOWN	Saint-Thomas-de-Conac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private parking

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





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- Walking distance to amenities
- Beautifully renovated
- 2.5 acres of private gardens
- Heated pool
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A rare gem! This superbly renovated six-bedroom former Cognac house enjoys spectacular open views stretching towards the Médoc, while being just a few minutes' walk from the heart of a sought-after village.



DESCRIPTION

Ground floor
- Kitchen - 53m2
- Utility - 14m2
- Dining room - 32m2
- Living room - 50m2
- Separate WC
- Cellar - 47.5m2



First floor
- Bedroom 1 - 31m2 with ensuite bathroom and WC (11.38m2)
- Bedroom 2 - 18.62m2
- Bedroom 3 - 14.08m2
- Bedroom 4 - 10m2
- Shower room with WC - 5.3m2
- Landing - 4.2m2

Top floor
- Bedroom 5 - 40.8m2
- Bathroom with WC - 18m2
- Bedroom 6 - 12m2



Outside
- Pool - heated, salt water
- Barn - 220m2
- Small ruin with planning permission to extend main house

* Mains drainage
* Heating via wood and electric

** All measurements approximate

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

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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A34564EB17

COMPLETE FILE AND PHOTO ON REQUEST

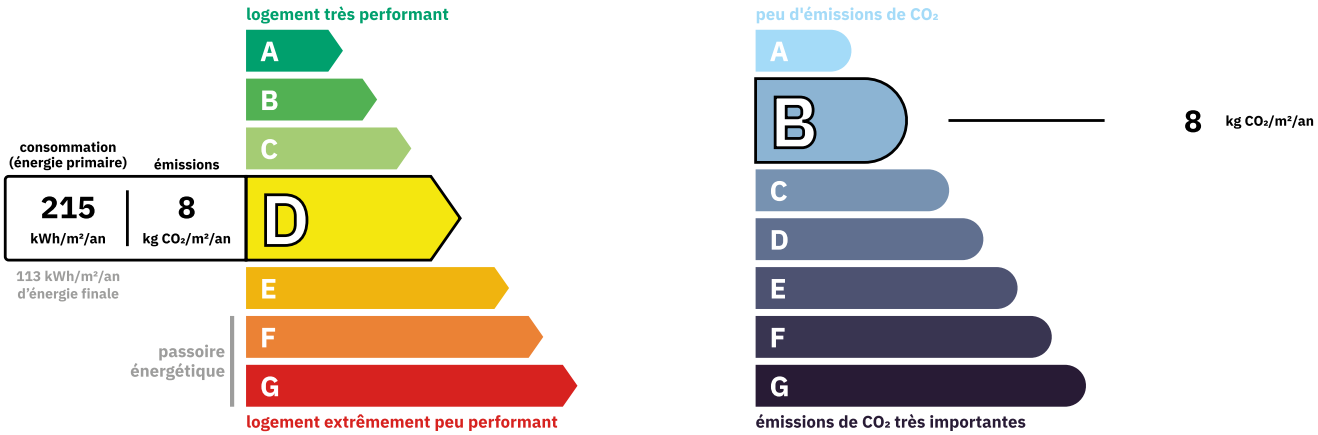
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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 6230 € and 8480€ 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.

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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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