



UNDER OFFER 1H30 PARIS . COUNTRY ESTATE,
LUXURIOUS HOUSE WITH A GUEST COTTAGE,
SET IN 9 HECTARES, LAKE, POOL...

www.leggettprestige.com

UNDER OFFER 1H30 PARIS
. COUNTRY ESTATE,
LUXURIOUS HOUSE WITH
A GUEST COTTAGE, SET IN
9 HECTARES, LA...



PROPERTY FACT FILE	
REFERENCE	A35077EI28
PRICE	€ 1,670,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	7
ACCOMMODATION	630 m ²
LAND	92700 m ²
TOWN	Montigny-le-Chartif
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Campagne
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Lake
<small>*Price based on current exchange rate which is subject to change</small>	



- IH30 Paris
- Lake
- Peaceful location
- Isolated
- Fully equipped for events

UNDER OFFER IH30 PARIS
 . COUNTRY ESTATE,
 LUXURIOUS HOUSE WITH
 A GUEST COTTAGE, SET
 IN 9 HECTARES, LA...

Ref : A35077E128

Exceptional property, estate on the edge of the Perche National Parc, comprising two houses. Offering 630m² of living space (500m² + 130m²)

Outbuilding, modern barn.

9 hectares of magnificent grounds, woodland, lake, river, swimming

DESCRIPTIF

The property and grounds are maintained to an exceptionally high standard.

Electric gate access, no neighbors, private estate of woodland, lake, landscaped grounds:

Comprising two houses:

A luxurious house, 500 m² of living space, comprising:

Main entrance, cloakroom, wc, 50m²

fitted kitchen, 28m²

dining room/billiard room, 33m²

television lounge/library, 25m²

large reception room with bar and fireplace, 114m²

second entrance hall with WC, shower and washbasin, 9m²

laundry room 15m²

large cellar,

utility room. 12m²

On the first floor:

A mezzanine study 17m²

Four bedrooms,(30, 19, 25,29m²) three with shower, bath, washbasin and WC, (30,12,12m²)one with terrace. 58m²

Second floor

One bedroom with bathroom and wc, 17m² + 8m²

A mezzanine bedroom and wc. 17m²

The ground floor is geothermally heated, and first floor with radiators.

The guest cottage, 130m² of living space, comprising:

On the ground floor :

Entrance 9m²

lounge, 26m²

bathroom, wc 7m²

fitted kitchen, 14m²

bedroom 13m²

utility room 13m²

On the first floor:

Three bedrooms, (14,11,11m²)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35077E128>

COMPLETE FILE AND PHOTO ON REQUEST

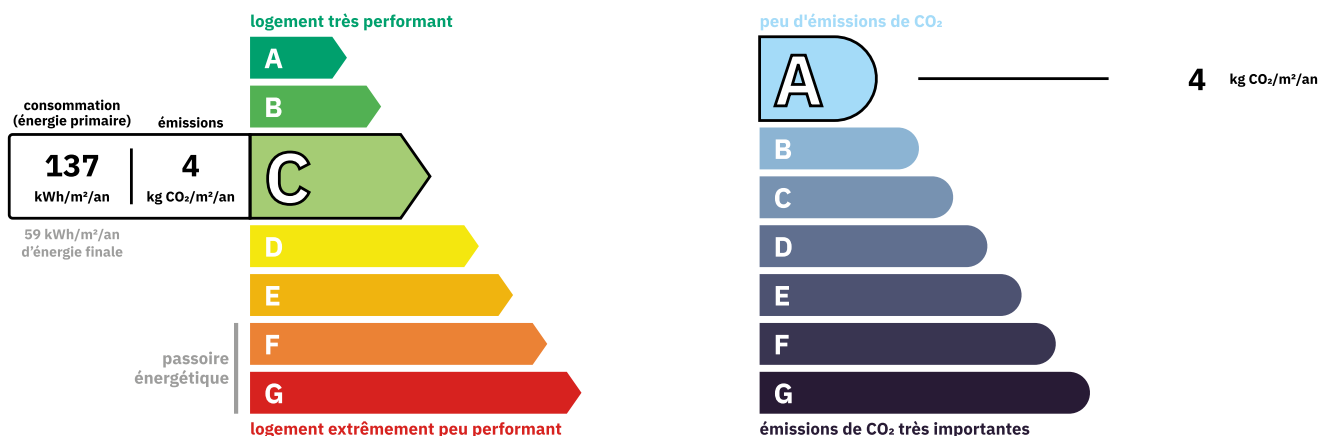


UNDER OFFER 1H30 PARIS .
COUNTRY ESTATE,
LUXURIOUS HOUSE WITH A
GUEST COTTAGE, SET IN 9
HECTARES, LA...

Ref : A35077EI28

ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 5060 € and 6890€ 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

Réf : A35077EI28
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr