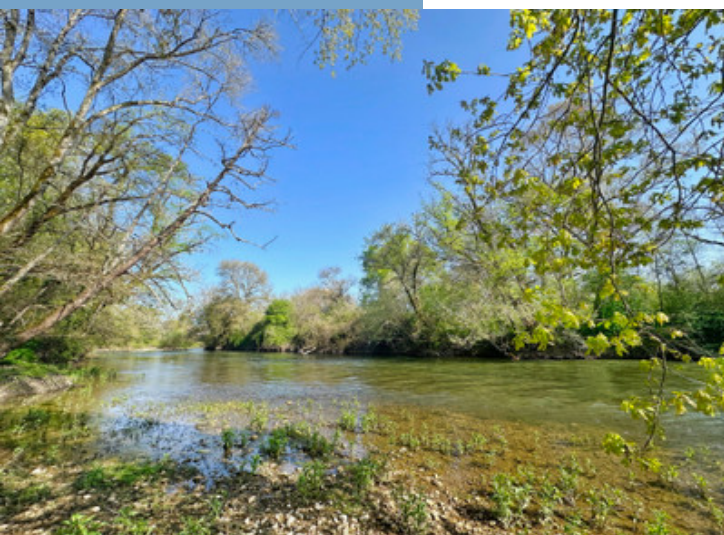
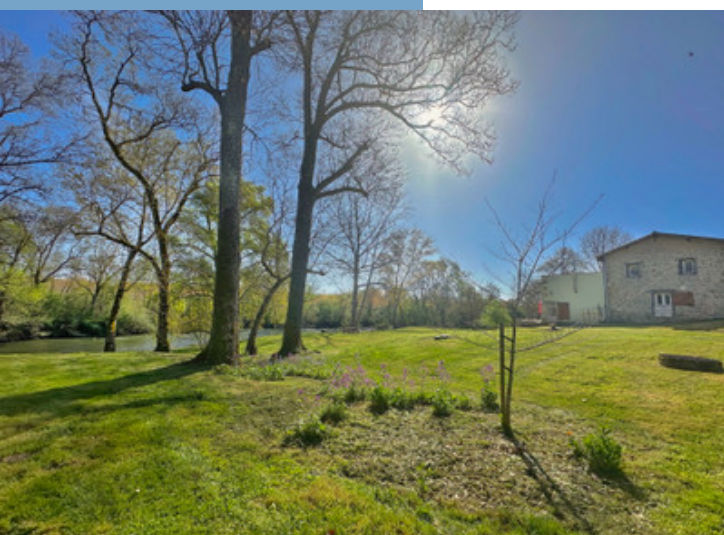




MAGNIFICENT RIVERSIDE PROPERTY WITH 3
BEDROOMS, 2 LARGE 3-BEDROOM GÎTES,
SWIMMING POOL, AND LARGE GARDEN.

MAGNIFICENT RIVERSIDE
PROPERTY WITH 3
BEDROOMS, 2 LARGE
3-BEDROOM GÎTES,
SWIMMING POOL, AND
LARGE G...



PROPERTY FACT FILE

REFERENCE	A35177NWO17
PRICE	€ 595,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	8
ACCOMMODATION	354 m ²
LAND	6467 m ²
TOWN	La Barde
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage

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





MAGNIFICENT RIVERSIDE
PROPERTY WITH 3
BEDROOMS, 2 LARGE
3-BEDROOM GÎTES,
SWIMMING POOL, AND
LARGE G...

Ref : A35177NWO17

This beautiful house is nestled in a small hamlet with an idyllic riverside setting. The main house -of approximately 110 m2- offers 3 spacious, light-filled bedrooms, with direct access to a vast, landscaped garden and a beautiful, secure swimming pool.

Two adjoining gîtes - 118 & 125 m2- each with 3 bedrooms, offer

DESCRIPTIF

MAIN HOUSE (110 m2):

+ Reversible air-conditioning in every room and wood-burning stove in the living room.

- Large shaded terrace to the front of the house.
- Entrance hall with laundry area (5.8 m2)
- Kitchen (13 m2)
- Dining room (13.7 m2) with access to a private terrace
- Living room with fireplace (30 m2) with terrace access
- Corridor leading to bedrooms (8.3 m2)
- Bedroom 1 (11 m2)
- Shower room
- Bedroom 2 (10.4 m2)
- Bedroom 3 (12.8 m2)
- Bathroom (5,38 m2)

GITE 1 (125 m2)

+ Electric heaters and wood-burning stove in living room

- Entrance hall (8.9 m2)
- Bedroom 1 (13 m2) with private terrace
- Bathroom with wc (2.66 m2)
- Living room (27.5 m2)
- Kitchen (20.7 m2) with access to a private terrace

First floor:

- Bedroom 2 (25 m2) with bathroom and wc (4.78 m2) and large balcony (18m2) with river views
- Bedroom 3 (16.5 m2) with bathroom and toilet (6.34 m2)

GÎTE 2 (118 m2)

+ Electric heating and wood-burning stove in living room

- Living room with open-plan kitchen (33.4m2) and access to a private terrace
- Dining room (27 m2)
- Bedroom 1 (10.8 m2) with shower room and wc (4.35 m2)

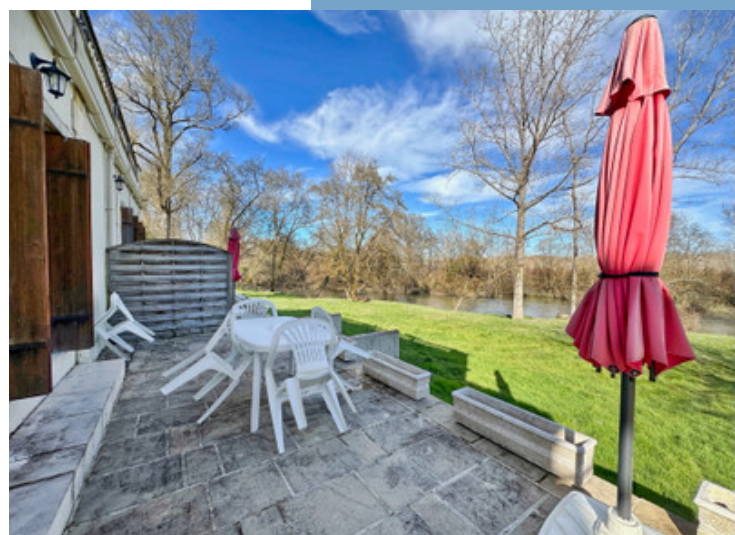
First floor:

- Bedroom 2 (13.3 m2) with bathroom and wc (6.9 m2)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35177NWO17>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

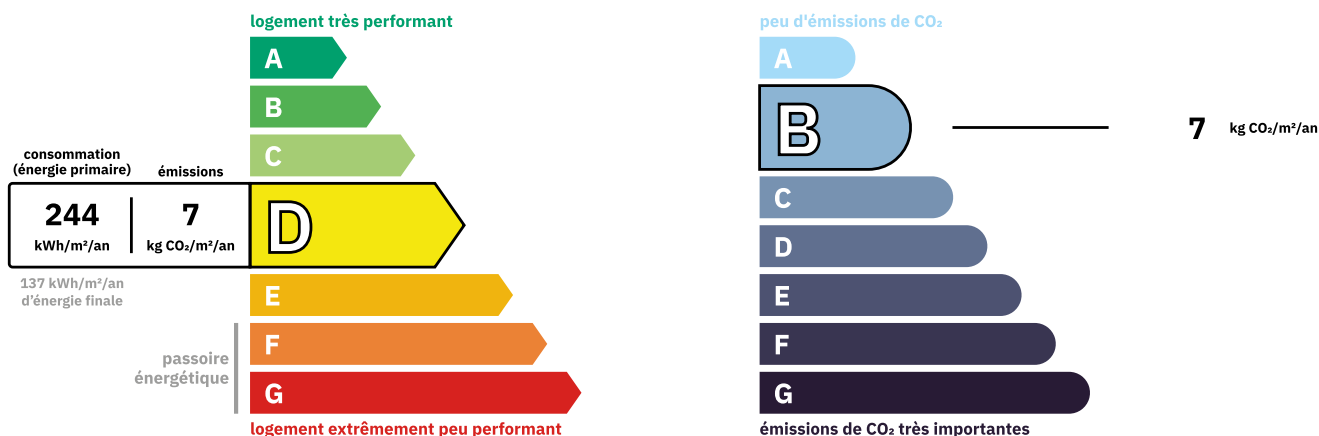
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

MAGNIFICENT RIVERSIDE
PROPERTY WITH 3
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Ref : A35177NWO17

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 5951 € and 8051 € 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 : A35177NWO17
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