



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

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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	



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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

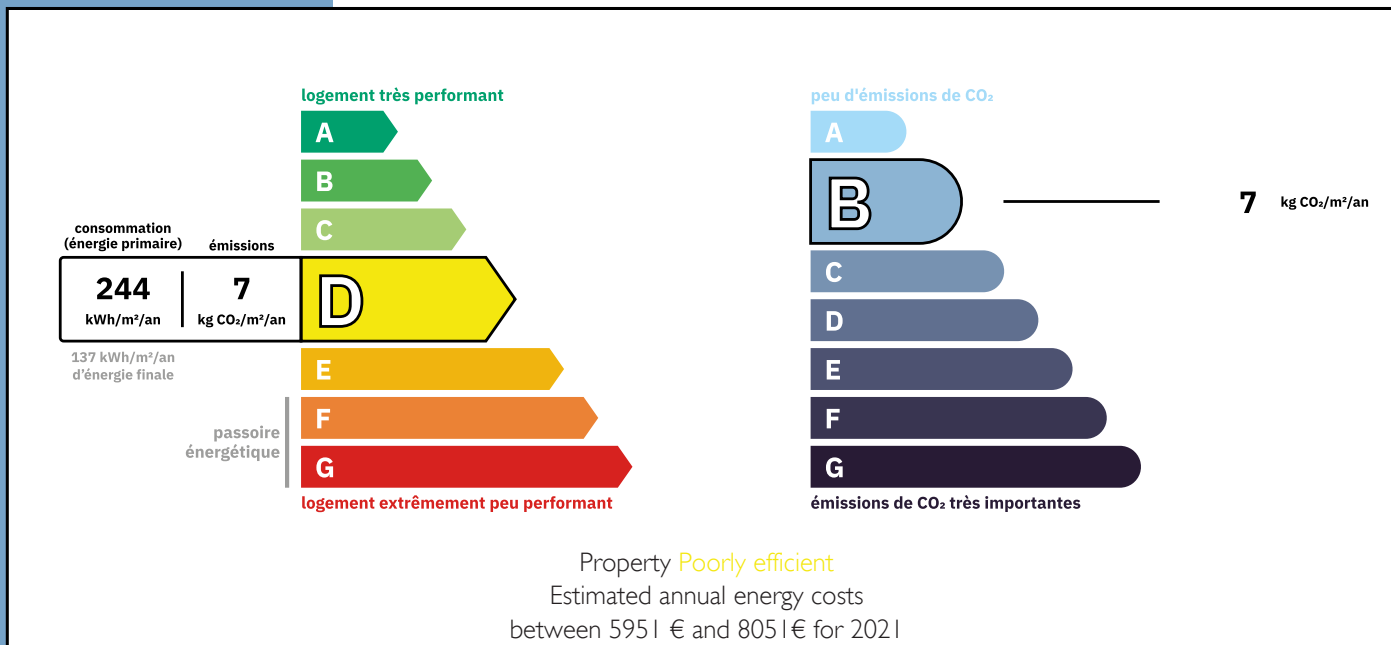
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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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/>



NOTICE

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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

Réf :A35177NWO17
FILE COMPLETE
AND PHOTOS
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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