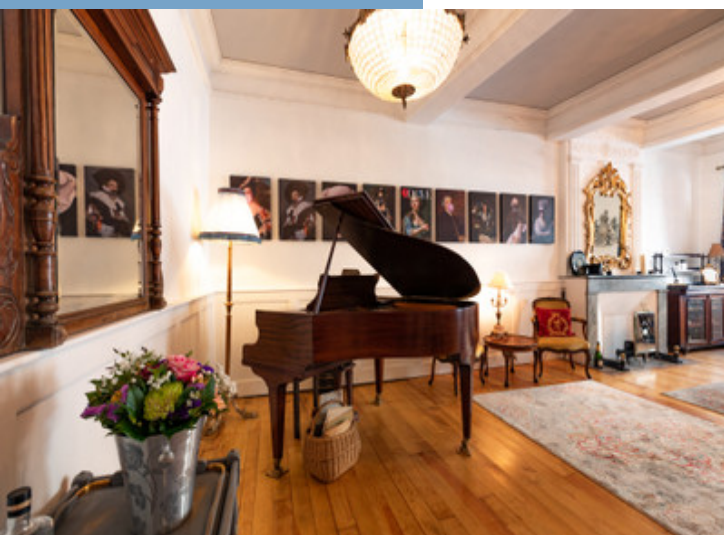




ELEGANT CHARACTER TOWNHOUSE
CURRENTLY RUN AS A HIGHLY SUCCESSFULLY
BOUTIQUE HOTEL IN CONDOM

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PROPERTY FACT FILE	
REFERENCE	A35932SAT32
PRICE	€ 535,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	5
ACCOMMODATION	340 m ²
LAND	164 m ²
TOWN	Condom
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, High speed internet
<small>*Price based on current exchange rate which is subject to change</small>	



- Sumptuous decor throughout
- Town centre location
- 9.8 reviews
- FIBRE broadband
- Courtyard and first floor terrace

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Built around 1760, this impressive French period maison is steeped in history. With love, care and attention this property has now been brought back to its former glory, complimented by its original architecture, nine marble fireplaces, amazing parquet flooring throughout, wide oak floorboards and exquisite character features.

DESCRIPTIF

The house is spread over four floors has some wonderful spaces to relax in; a piano lounge, library, snug, an outdoor terrace with a plunge pool, sun terrace with four double suites spread over four floors, five bathrooms plus 1 cloakroom, a parking space to the rear and free on street parking to the front.

For extra comfort the front of the property is double glazed, there is gas central heating throughout, a condensing boiler and two fire places to make an even more cosy atmosphere.

Briefly comprised over four floors;

GROUND FLOOR

ENTRANCE HALL 12.5m²

PIANO LOUNGE 35m²

LIBRARY 14m²

SNUG 22m²

WC 1.5m²

BOILER ROOM

FIRST FLOOR

KITCHEN 22m² fully fitted and leading onto a beautiful terrace overlooking the courtyard

SHOWER ROOM 5m² with WC

BEDROOM 22m³

BEDROOM 32m² including bath and WC

SECOND FLOOR

BEDROOM 14.5m²

BEDROOM 19.5m² with shower room 4m²

BEDROOM 21m²

SHOWER ROOM with WC 3m²

BEDROOM 21m²

THIRD FLOOR

LANDING 5.5m²

BATHROOM 17m²

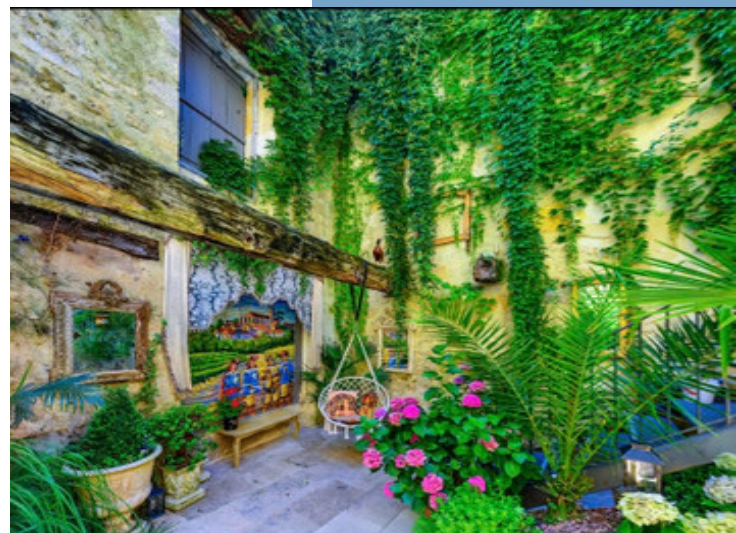
BEDROOM 19.5m²

BEDROOM 14m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35932SAT32>

COMPLETE FILE AND PHOTO ON REQUEST



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

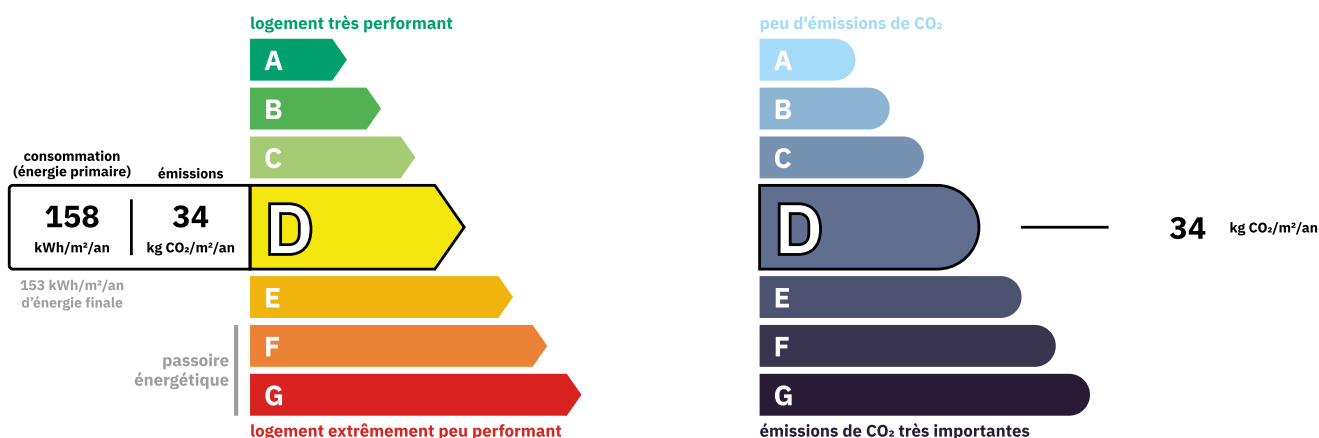
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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between € and € for

NOTICE

Leggetts, their client and any joint agents give notice that:

I: 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 : A35932SAT32
FILE COMPLETE
AND PHOTOS
ON REQUEST

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