LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



A MAGNIFICENT COMPLEX OF THREE HOUSES, PLUS AN ATELIER, WITH GARDEN, INDOOR POOL, LARGE GARAGE AND COURTYARD.

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

www.leggettprestige.com

A MAGNIFICENT COMPLEX OF THREE HOUSES, PLUS AN ATELIER, WITH GARDEN, INDOOR POOL, LARGE GARAGE AND C...





PROPERTY FACT FILE

REFERENCE	A37224LHS34
PRICE	€ 695,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (665 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	4
ACCOMMODATION	277 m²
LAND	1170 m²
TOWN	Olonzac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Family Home, Maison de Maitre
CONDITION	To be renovated, Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

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





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

- A very quiet secret-garden town-centre location.
- Very beautiful renovation and interior decoration!
- The main house is currently let as a luxury gîte.
- A second gorgeous house to live in or let out.
- Huge scope, a house and 450m² building to convert.

A MAGNIFICENT COMPLEX OF THREE HOUSES, PLUS AN ATELIER, WITH GARDEN, INDOOR POOL, LARGE GARAGE AND C...

Ref : A37224LHS34

In the centre of this lovely market town but completely private, is an absolutely glorious property, hidden and at the same time resplendent in its decoration and style. With possibilities of expansion of the usable area into the top floor of the main house, plus renovation of a small courtyard house and use of the former factory, one can create 10



DESCRIPTION

A lovely courtyard gives access to the main house, which has an entrance hall, a stair hall, a utility room, a wonderful and very large living/dining/kitchen area with an open fire, a big cooking range, French windows to the garden, a separate garden entrance hall, and a beautiful sitting room with fireplace, and two large windows looking onto the garden.

The curving staircase leads up to the 4 bedrooms used at present, which all have marble fireplaces. There are 2 beautiful bathrooms and one very original shower room. The top floor is yet to be developed, and is the same size as the other two floors. The house was re-roofed in 2020.



The garden is full of luxuriant plants, and from there, one reaches the 5x8m indoor heated pool and the steps to the upper terrace, which has a gorgeous view down onto the flowering plants below, and across to the church tower of the village.

The second house has an entrance from the road, with the main bedroom on the right-hand side. This has a superb modern bathroom, dressing area and sitting area. A second lobby has a heating room, a utility room and a stair up into the beautiful day area, with a large kitchen with traditional units, an opulent local marble sink and worktops, a dining area and steps up to the gorgeous living area. Both dining and living have stone fireplaces with wood burners.

Off the living room is a WC, a cupboard and stairs up to a small snug bedroom and shower room. There is lots of light, provided by windows and Velux...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A37224LHS34

COMPLETE FILE AND PHOTO ON REQUEST

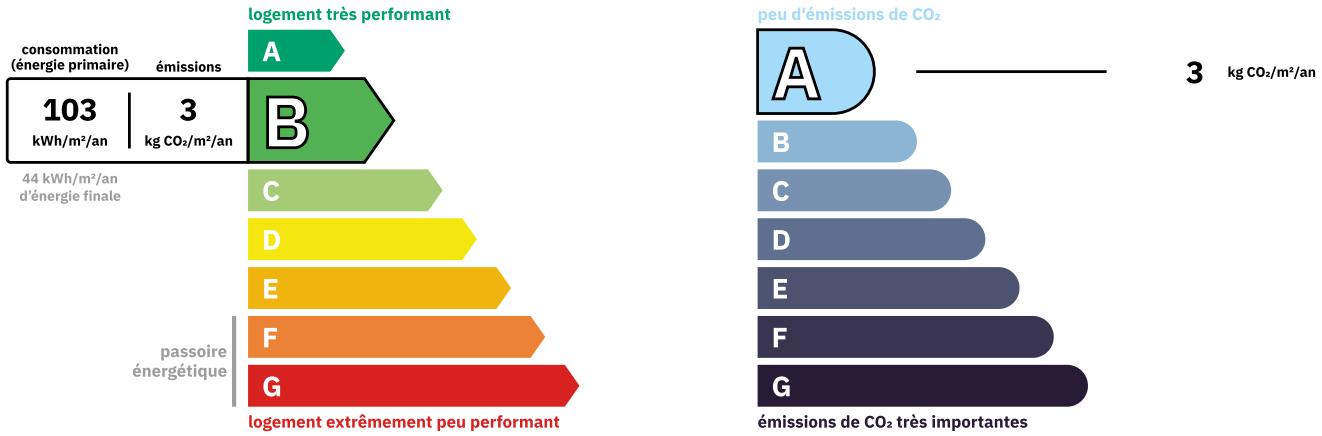
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

A MAGNIFICENT COMPLEX O THREE HOUSES, PLUS AN ATELIER, WITH GARDEN, INDOOR POOL, LARGE GARAGE AND C...

Ref : A37224LHS34

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

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 2130 € and 2920€ for 2023

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.

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 :A37224LHS34
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: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr