



STUNNING PROPERTY TASTEFULLY
RENOVATED, WITH POOL & CURRENTLY USED
AS A RETREAT, EVENT AND WEDDING VENUE.

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PROPERTY FACT FILE

REFERENCE	A38021JJE16
PRICE	€ 749,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	457 m ²
LAND	10442 m ²
TOWN	Juignac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Family Home
CONDITION	To be renovated, Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking

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

- Turnkey business opportunity
- Heat pump
- Double glazing
- Swimming pool 10 x 5
- Large covered terrace & a bar with terrace !

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The property in detail :-

House downstairs -

Kitchen/living/dining room - 164 m²

Sitting room - 19.75 m²

DESCRIPTIF

This stunning property with 7 bedrooms all with private en-suite bath or shower rooms is located in a peaceful setting in the Charentaise countryside and has been tastefully renovated to the highest standards and is currently used as a retreat, event and wedding venue,

Upon entering the main house, you are greeted by an impressive open-plan kitchen, living and dining area spanning approximately 164 m², with double doors that open onto a terrace overlooking the garden. To the right of this living area is a WC, a utility area, and a boiler/storage room with a door leading out to the exterior. To the left of the living area is a smaller living room plus a larger living room, as well as a laundry/storage room. From this larger living room, stairs lead up to two bedrooms, each with their own en-suite shower room and WC. A beautiful oak staircase in the main living area leads up to a hallway with access to three bedrooms, each with an en-suite shower room and WC.

The gîte offers a very nice fitted kitchen and a cosy sitting area with a fireplace. The kitchen leads out to a fabulous large covered terrace, which is excellent for relaxing and entertaining. There is also a downstairs bedroom with an en-suite shower room and WC. Upstairs, there is a large mezzanine bedroom with an en-suite bathroom and WC. Outside, there is a 10 x 5 chlorine swimming pool with a dome, a lovely bar with a covered terrace area and three small rooms used for storage (one with an old chimney), as well

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38021JJE16>

COMPLETE FILE AND PHOTO ON REQUEST



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

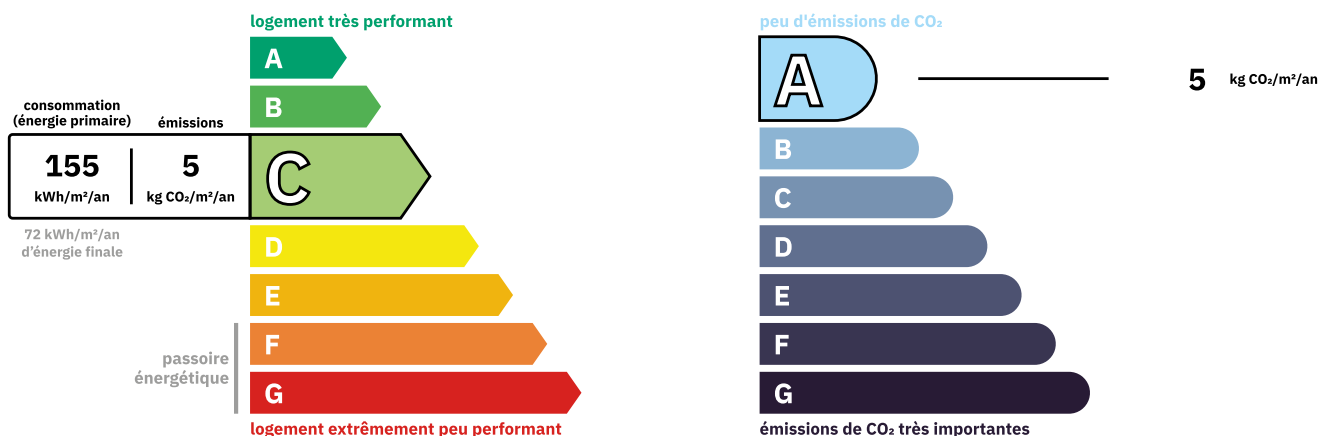
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ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 5154 € and 6974€ for 2023

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

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AND PHOTOS
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