



ESTATE WITH MAIN HOUSE, 1 COTTAGE, 2 TREE  
HOUSES, A SWIMMING POOL, A WALNUT  
GROVE, AND SEVERAL BUILDINGS



ESTATE WITH MAIN  
HOUSE, 1 COTTAGE, 2  
TREE HOUSES, A  
SWIMMING POOL, A  
WALNUT GROVE, AND  
SEVERAL BUILD...



PROPERTY FACT FILE	
REFERENCE	A39568CGI24
PRICE	€ 799,700 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (769 000 EUR hors honoraires)</small>
BEDROOM	7
BATHROOM	5
ACCOMMODATION	340 m²
LAND	115000 m²
TOWN	Cause-de-Clérans
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- Old-world charm - Stone and beams
- Quiet and close to shops
- No work to be done
- Commercial activities - cottage - cabins
- Large plot of land for horses or animals

ESTATE WITH MAIN HOUSE, 1 COTTAGE, 2 TREE HOUSES, A SWIMMING POOL, A WALNUT GROVE, AND SEVERAL BUILD...  
Ref : A39568CGI24

Located in an idyllic spot in an elevated position, this estate will charm you with its views of the surrounding valleys.  
Today, it consists of a main house with three bedrooms (including one on the ground floor), a guesthouse, two tree houses, a building used as a laboratory and store, an adjoining barn, and another barn used for

## DESCRIPTIF

Estate in a commanding position with views, comprising:  
The main house (a beautiful stone farmhouse) with a mansard roof comprises on the ground floor a bedroom suite (27.5m<sup>2</sup>), a large living room with a beautiful fireplace, a dining room with an open-plan fitted kitchen (54m<sup>2</sup>), a second living room with a wood-burning stove (44m<sup>2</sup>) where a magnificent staircase leads to a large mezzanine/library (31m<sup>2</sup>), two bedrooms (10-12m<sup>2</sup>) and a shower room (5m<sup>2</sup>).  
Convertible attic space allows for the creation of two additional bedrooms and bathrooms (66m<sup>2</sup>).  
An adjoining outbuilding at one end can be converted into a two-story guest house (42m<sup>2</sup> + 30m<sup>2</sup>), while on the other side there is a guest house for 2 or 3 people with a separate entrance (40m<sup>2</sup>).  
A separate barn provides ample storage space and has old horse stalls (200m<sup>2</sup> + upper floor).  
Another stone building houses a farm shop and professional kitchen (38m<sup>2</sup>) but could easily be converted into another gîte.  
A hundred meters from the house are two tree houses (20-42m<sup>2</sup>) with two beautiful terraces (20-35m<sup>2</sup>) that could accommodate tourists seeking nature and a change of scenery.  
They are like new and have their own compliant septic tank.  
In the middle is a large fenced swimming pool with a wooden deck and a new liner.  
In addition to a few century-old trees near the house, the estate covers 11 hectares of meadows including a walnut grove with 300 trees, beehives, and truffle oaks.

Comfort features: new double glazing, oil

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A39568CGI24>

COMPLETE FILE AND PHOTO ON REQUEST

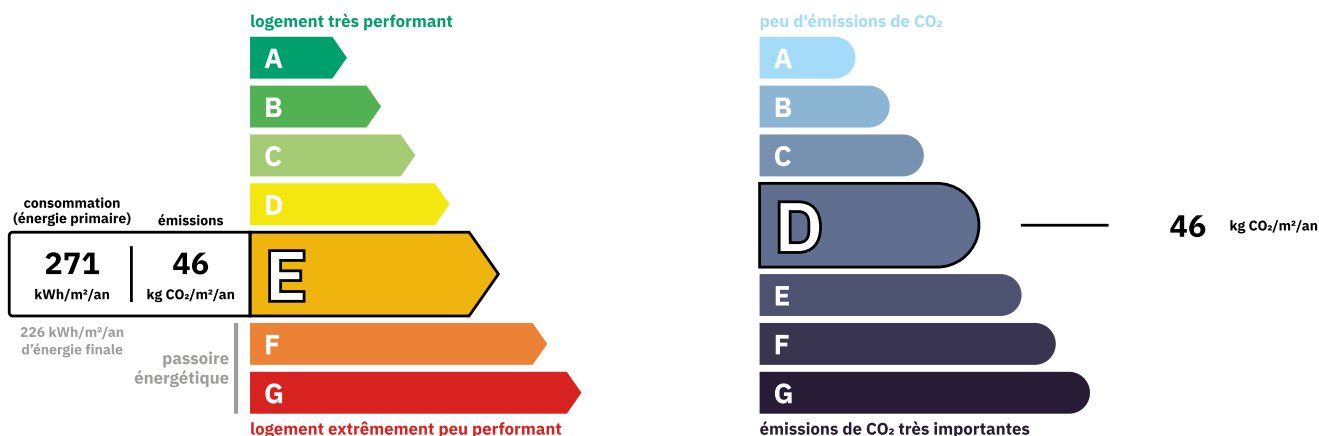


ESTATE WITH MAIN HOUSE,  
COTTAGE, 2 TREE HOUSES, A  
SWIMMING POOL, A WALNUT  
GROVE, AND SEVERAL BUILD.

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

Ref : A39568CGI24

## ENERGIE-DPE



Property **Energy consuming**  
Estimated annual energy costs  
between 5820 € and 7950€ for 2023

## 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 : A39568CGI24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)