

ATTRACTIVE NEW PRICE FOR RAMBLING FARMHOUSE AND GARDENS IN SOUTH OF FRANCE, COSY FAMILY HOME, HEATED POOL

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PROPERTY FACT FILE

REFERENCE	A40506SOM81
PRICE	€ 669,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	414 m²
LAND	11417 m²
TOWN	Lacapelle-Pinet
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Lake

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





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- Very comfortable family home, flexible layout
- Within 7 km of village with amenities
- Ideal for home-working, B&B, chambre d'hôte, gîte
- Many outbuildings for possible further development
- Beautiful grounds with lake and heated pool

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Combine an idyllic country lifestyle with a range of income opportunities. Designed for large family or intergenerational living, with home-working and/or chambre d'hote or gite activity in mind. Plenty of bathrooms and inviting spaces for people to pass the time indoors and out. The grounds include a large, in-ground, heated pool, small



DESCRIPTION

Drive in through the double gates to ample secure parking.
Three substantial outbuildings shield the main house from view.

Enter through the ancient front door to discover a broad hallway (17 m²).

To the left, the spacious kitchen with fitted cabinets, range-style dual-fuel cooker and a large central island (free-standing). Tiled floor. Exposed beams painted white. Pantry cupboard under the stairs. (27 m²)



Through the kitchen, further to a broad hallway running along the rear of the house, giving access to a shower room with laundry area at one end (10 m²), a spacious cloakroom at the other (10 m²), and the large living room (45 m²).

This comfortable reception room, with its exposed beams, polished solid oak flooring, modern and efficient wood-burning stove and dual aspect is a delightful space. One glass door gives access to the south-facing patio and garden at the side of the house, French windows open to the front, with its semi-courtyard and ancient olive tree.

From the front door again, turn right into another spacious hallway (22 m²) with access to a large larder and the utility room (7 m²) housing the gas central heating and hot water boiler and the pool equipment.



Beyond this is a second reception/dining room with its own wood-burning stove set in a large raised stone fireplace, windows to the front and French windows to the poolside and barbeque area to the rear (40 m²). This is another large and comfortable space, ideal as a dining room with office are...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40506SOM81

COMPLETE FILE AND PHOTO ON REQUEST

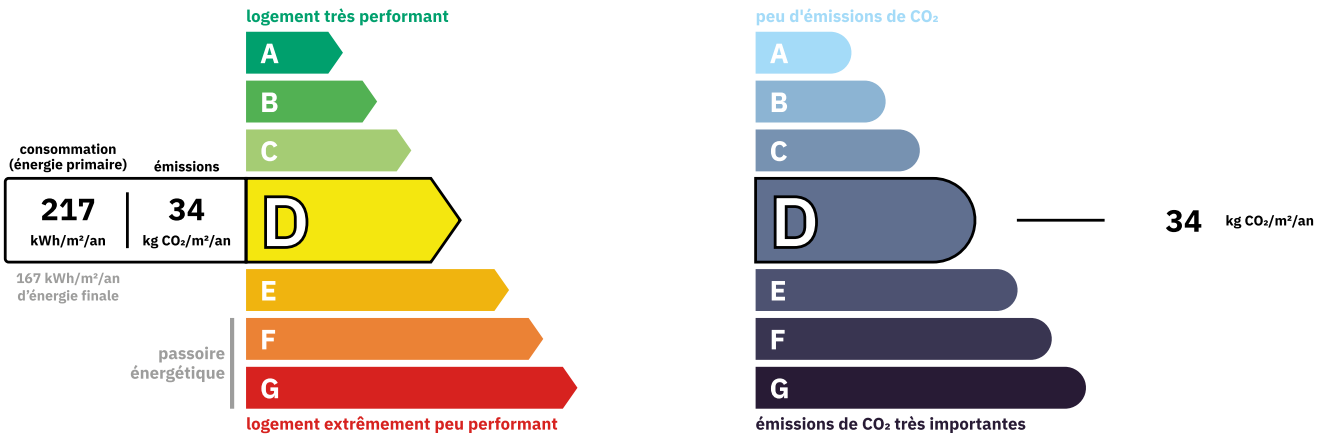
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 9760 € and 13300€ 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.

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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

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