LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



HIGH STANDARD PROPERTY COMPRISING TWO VILLAS, OUTBUILDINGS, TWO SWIMMING POOLS, GREAT LETTING POTENTIAL.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A40781BWI24
PRICE	€ 845,250 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (805 000 EUR hors honoraires)
BEDROOM	10
BATHROOM	6
ACCOMMODATION	550 m²
LAND	12712 m²
TOWN	Monplaisant
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Gîtes, House, Country House
CONDITION	Habitable
FEATURES	Swimming Pool, Private drainage, Garage

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





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- Two swimming pools with pool house,many facilities
- Outbuildings, enclosed garage, utility room
- Solar panels with income, high speed internet
- High letting potential, bed & breakfast, gites
- Quite area, close many touristic sites, amenities

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Beautiful and immaculate property comprising two distinct houses as a rental investment or main residence, including in total 10 bedrooms, 7 bathrooms, 3 kitchens, outbuildings, 2 sw. pools, beautiful garden with ornemental trees, lawn of about 1,3ha(3 acres).
Great location and close to amenities. Solar panels with revenues.



DESCRIPTION

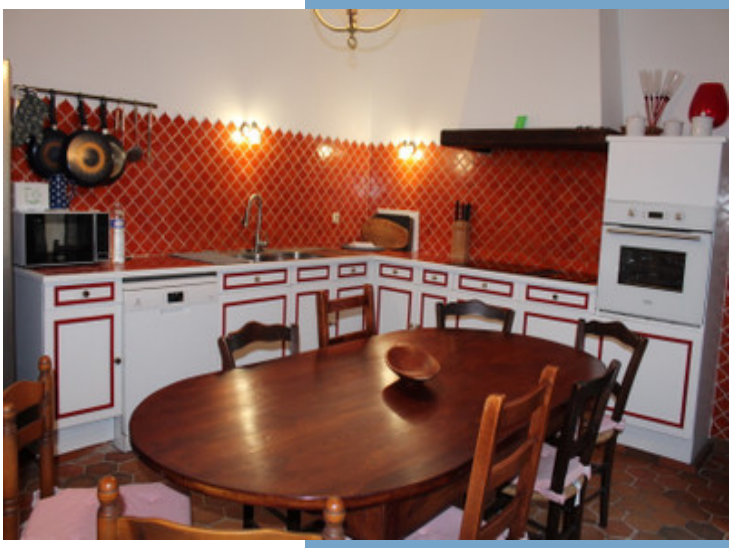
Two houses with character and comfortable in the Périgord Noir.
The main house, Maison "Fauvel" :

Its beautiful front door solid wood with a lovely entrance hall (17.50 m²).
A large hallway leads to a ground-floor bedroom suite (15.50 m²) with a French door opening onto a private terrace, large built-in wardrobes, and a tiled bathroom with a large bath and shower (14.55 m²), as well as another French door leading to the terrace.

The corridor also leads to an access to the enclosed garage (31.25 m²) with electrical panel and photovoltaic inverter, as well as a door leading to the laundry area and the garden.

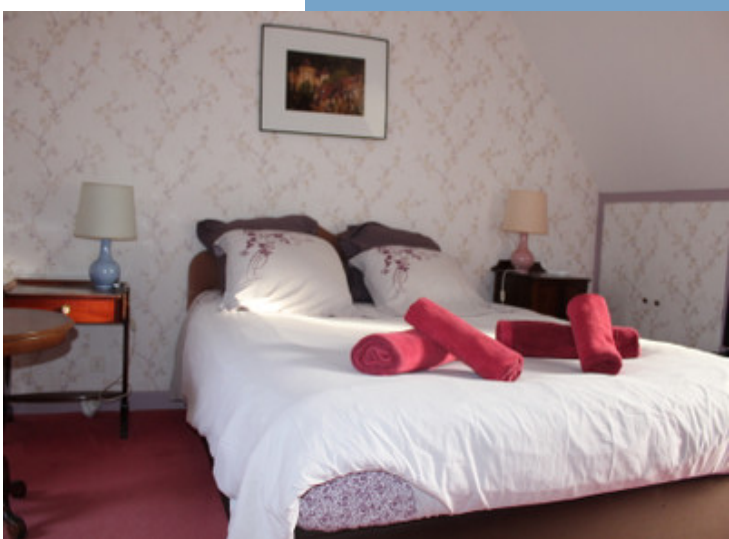
A wood storage area (18.50 m²), laundry room (12.50 m²), and technical room for the swimming pool with a recent pump complete this area.

The kitchen (22.50 m²) , fully equipped, with terracotta floors and recent renovation with access to the terrace with local pavement.



The large and well exposed living and dining room (50 m²) benefits from four sets of double-glazed French doors with exposed-beam ceiling enhances the character of the room with a stone fireplace fitted with a wood burner.
Large built-in closets with excellent completion add charm and comfort.
From the entrance, an oak staircase leads to the upper floor with a mezzanine (17.45 m²) and recent parquet flooring.

On this level, three bedrooms (12.75 m², 12 m², and 10 m²) including one in the tower with Velux windows and lovely exposed beams.
A shower room, a toilet, and a bathroom with wh...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40781BWI24
COMPLETE FILE AND PHOTO ON REQUEST

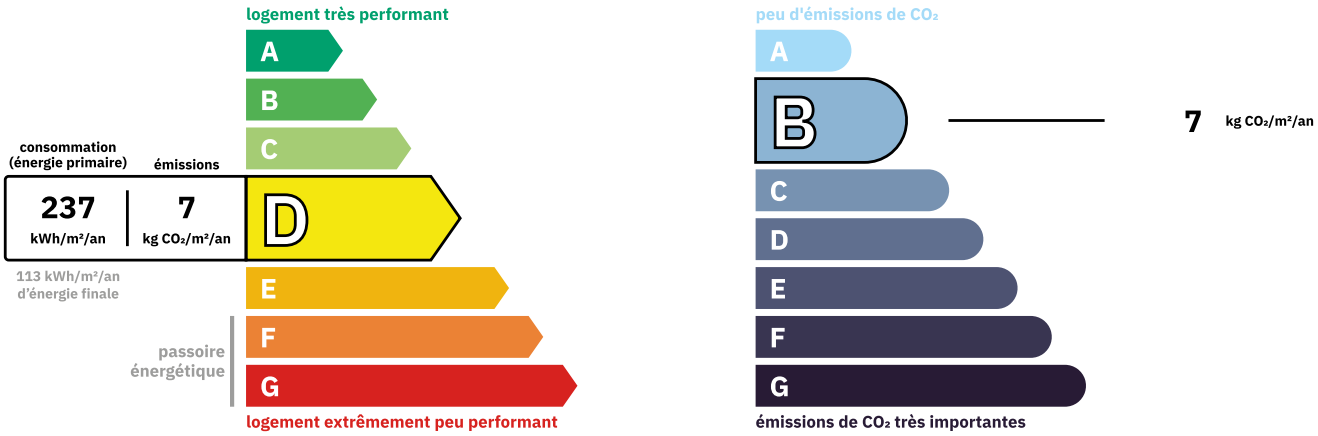
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3200 € and 4380€ 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 :A40781BWI24

FILE COMPLETE AND PHOTOS ON REQUEST

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