



SPACIOUS CONTEMPORARY  
ARCHITECT-DESIGNED RESIDENCE WITH  
OUTBUILDINGS ON 14 ACRES OF LAND,  
MAGNIFICENT VIEWS

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## PROPERTY FACT FILE

REFERENCE	A41794PRD19
PRICE	€ 988,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (950 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	215 m <sup>2</sup>
LAND	60225 m <sup>2</sup>
TOWN	Neuvic
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Mobile Home
CONDITION	
FEATURES	Other Drainage, Private parking, Barns - outbuildings

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



- Prominent location with magnificent views
- Private access road, 2 separate dwellings
- Good energy performance rating
- Bay windows, terraces, balconies and pergolas
- 10 km from all amenities

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Magnificent, modern, well-designed single-story residence. Six-hectare wooded grounds with two outbuildings used as guest houses and exceptional panoramic views.

## DESCRIPTION

Access to this remarkable property is via a private tarmac road that crosses part of the wooded park.

The main house is a contemporary, single-storey, architect-designed building with a 32cm timber frame and Red Cedar cladding. It has a 50m<sup>2</sup> carport.

The entrance hall leads to a 70m<sup>2</sup> living room/kitchen/lounge/study with multiple storage cupboards, large bay windows and access to the pergola and terrace.

On the same level is a large 15m<sup>2</sup> master bedroom with a 5m<sup>2</sup> dressing room and an 8m<sup>2</sup> bathroom.

Two other bedrooms (11m<sup>2</sup> and 11.5m<sup>2</sup>) with stunning views of the surroundings and access to the terrace. A 6.70m<sup>2</sup> bathroom. A 6m<sup>2</sup> laundry/utility room and a WC.

This property is equipped with fibre optic broadband, mechanical ventilation, double glazing with reinforced insulation and disabled access.

Heating: electric underfloor heating with terminal control and insert in the living room.

Sanitation system: septic tank maintained and serviced.

On the grounds, there are two other charming, fully equipped wooden-clad dwellings (20m<sup>2</sup> and 35m<sup>2</sup>) with a large bedroom, kitchen and bathroom. These two outbuildings, used as accommodation, have a private terrace with magnificent views.

On the grounds there is also another timber-framed building for use as an office or workshop (15m<sup>2</sup>), a garden shed, a container for storage and workshop use, and a large area for a vegetable garden.

This unique property is located a few kilometres from all amenities, 15 km from Egletons, 30 km from U...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A41794PRD19>

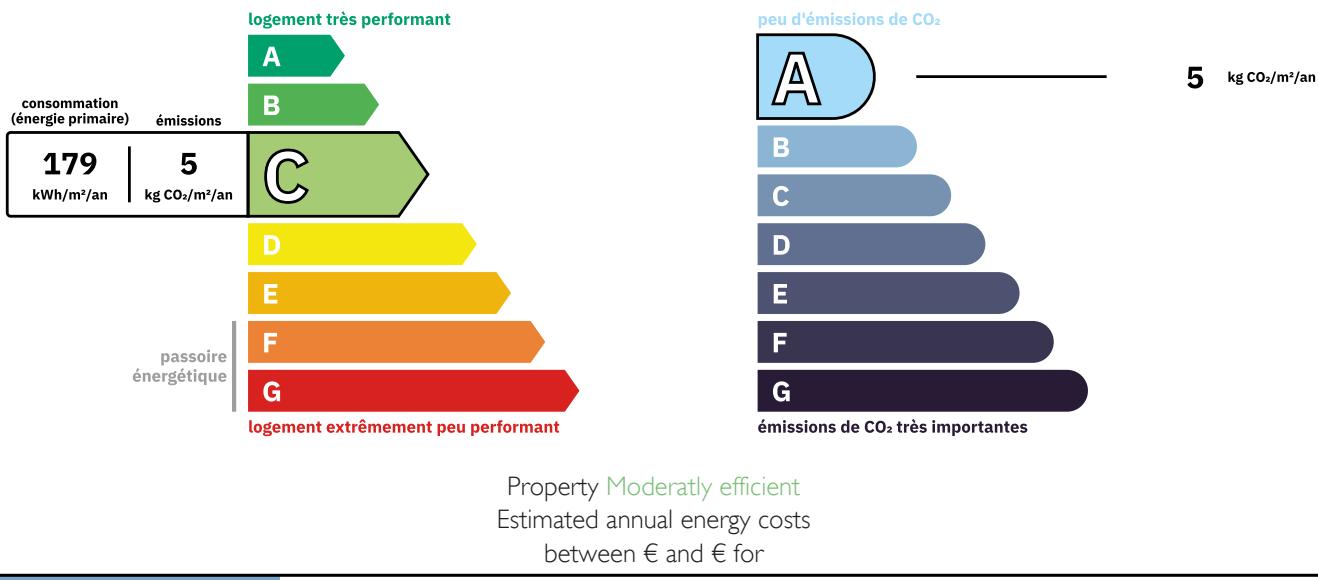
COMPLETE FILE AND PHOTO ON REQUEST

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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/>



## NOTICE

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## CONTACT

Réf : A41794PRD19

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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