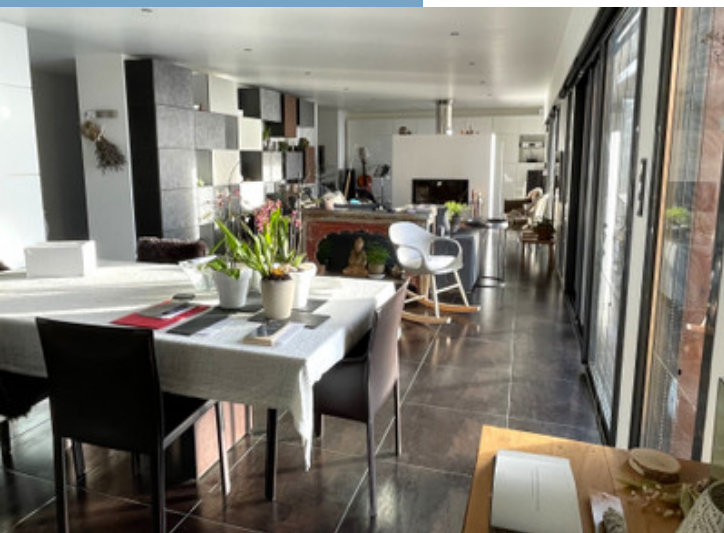




SPACIOUS CONTEMPORARY  
ARCHITECT-DESIGNED RESIDENCE WITH  
OUTBUILDINGS ON 14 ACRES OF LAND,  
MAGNIFICENT VIEWS

www.leggettprestige.com

SPACIOUS  
CONTEMPORARY  
ARCHITECT-DESIGNED  
RESIDENCE WITH  
OUTBUILDINGS ON 14  
ACRES OF LAND,  
MAGNIFICEN...



PROPERTY FACT FILE	
REFERENCE	A41794PRD19
PRICE	€ 988,000 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (950 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	160 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
<small>*Price based on current exchange rate which is subject to change</small>	





- 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://leggettprestige.com/luxury-property-for-sale/view/A41794PRD19>

COMPLETE FILE AND PHOTO ON REQUEST

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

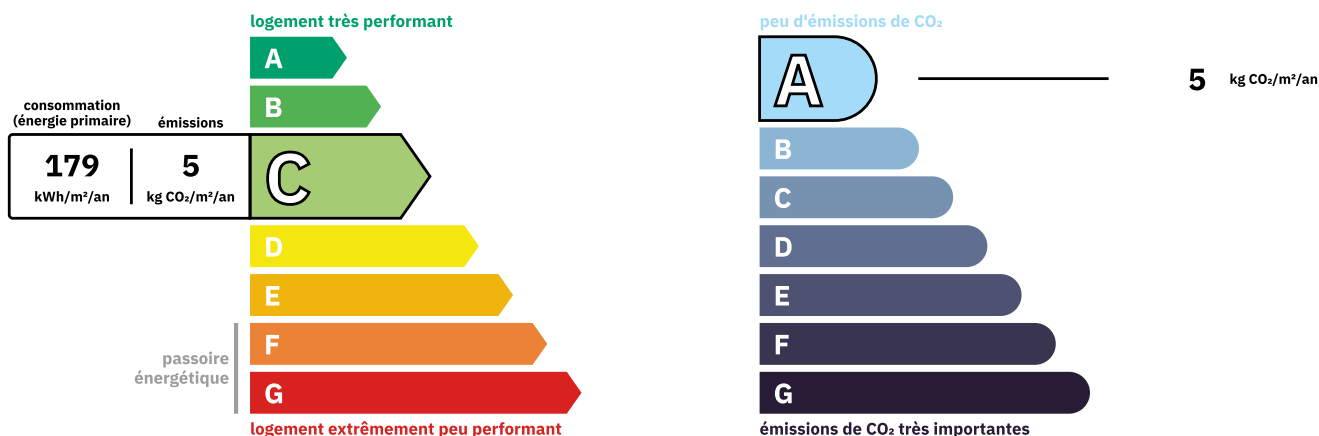
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## ENERGIE-DPE

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 € and € for

## 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

Réf : A41794PRD19  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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